



**GRAND BAY AT DORAL  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
AUGUST 16, 2023  
11:30 A.M.**

Special District Services, Inc.  
8785 SW 165th Avenue, Suite 200  
Miami, FL 33193

786.313.3661 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**GRAND BAY AT DORAL**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Lennar Homes  
5505 Blue Lagoon Drive  
Miami, Florida 33126  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
August 16, 2023  
11:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
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- G. Public Hearing
  - 1. Proof of Publication.....Page 6
  - 2. Receive Public Comments on Fiscal Year 2023/2024 Final Budget
  - 3. Consider Resolution No. 2023-02 – Adopting a Fiscal Year 2023/2024 Final Budget.....Page 7
- H. Old Business
  - 1. Update Regarding Preservation Maintenance – Steve Montgomery, Allstate Resource Management
  - 2. Update Regarding Cancellation of Solitude Aquatics Maintenance Services Agreement.....Page 24
- I. New Business
  - 1. Discussion Regarding Midtown Doral Plaza Monument Sign – License Agreement.....Page 25
  - 2. Consider Approval of First Amendment to Engineering Agreement.....Page 43
  - 3. Consider Resolution No. 2023-03 – Adopting a Fiscal Year 2023/2024 Meeting Schedule.....Page 50
  - 4. Consider Resolution No. 2023-04 – Adopting a Records Retention Policy.....Page 52
  - 5. Discussion Regarding Required Ethics Training.....Page 56
- J. Administrative Matters
  - 1. Staff Report: As Required
- K. Board Member & Staff Closing Comments
- L. Adjourn

## Miscellaneous Notices

Published in Miami Daily Business Review on August 3, 2023

### Location

Miami-Dade County, Florida

### Notice Text

#### NOTICE OF PUBLIC HEARING AND REGULAR BOARD MEETING OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Grand Bay at Doral Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on August 16, 2023, at 11:30 a.m., or as soon thereafter as can be heard, in the Grand Central Clubhouse located at 10551 NW 88th Street, Doral, Florida 33178.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2023/2024 Proposed Final Budget and the Non-Ad Valorem Assessment Roll of the District. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary at a time and place specified on the record.

There may be occasions when one or two Board members will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (786) 347-2711 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the scheduled meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based. Meetings may be cancelled from time to time without advertised notice.

Grand Bay at Doral Community Development District

[www.grandbayatdoralcdd.org](http://www.grandbayatdoralcdd.org)

2/27 8/3 23-40/0000675177M

**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL BOARD MEETING  
MAY 17, 2023**

**A. CALL TO ORDER**

District Manager Armando Silva called the May 18, 2022, Special Board Meeting of the Grand Bay at Doral Community Development District to order at 11:35 a.m. in the Grand Central Clubhouse located at 10551 NW 88<sup>th</sup> Street, Doral, FL 33178.

**B. PROOF OF PUBLICATION**

Mr. Silva presented proof of publication that notice of the Special Board Meeting had been published in the *Miami Daily Business Review* on May 9, 2023, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Silva determined that the virtual attendance of the following Board Members constituted a quorum and it was in order to proceed with the meeting: Vice-Chairperson Teresa Baluja and Assistant Secretaries Josef Correia and Raisa Krause.

Staff in attendance included: District Manager Armando Silva of Special District Services, Inc.; and District Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Others in attendance: Steve Montgomery (via conference call), Allstate Resource Management.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. December 12, 2022, Special Board Meeting**

Mr. Silva presented the December 12, 2022, Special Board Meeting minutes and asked if there were any comments and/or changes. There being no comments or changes, a **motion** was made by Ms. Krause, seconded by Ms. Baluja and unanimously passed to approve the December 12, 2022, Special Board Meeting minutes, *as presented*.

**G. OLD BUSINESS**

**1. Update Regarding Preservation Maintenance – Steve Montgomery, Allstate Resource Management**

Mr. Steve Montgomery of Allstate Resource Management (“Allstate”) introduced himself and provided the Board with an update regarding the status of the preservation area maintenance. Ms. Montgomery stated that



Allstate is more than half way done with the maintenance of the preservation area and that he will be scheduling another inspection with South Florida Water Management District (“SFWMD”) this month. After the inspection, SFWMD will generate a new map with the updated progress and it will be shared with the Board. Until then Allstate will continue to conduct 4 (or more) visits a month and clear the individual one acre grids as quickly as possible.

## **2. Update Regarding Cancellation of Solitude Aquatics Maintenance Services Agreement**

Mr. Silva presented the Board with a letter from Solitude Aquatics to the District which stated that the District owes a balance of \$6,471 to Solitude Aquatics and that they will have to take legal action if this matter is not addressed.

## **3. Status of Foreclosure Action (Case No. 2022-022973-CA-01)**

Ms. Wald informed the Board that on December 16<sup>th</sup>, 2022, the District was served with a Summons and Complaint for foreclosure. Ms. Wald stated that she was successful in having the Plaintiff’s attorney drop the Grand Bay at Doral CDD from the foreclosure action.

## **H. NEW BUSINESS**

### **1. Consider Resolution No. 2023-01– Adopting a Fiscal Year 2023/2024 Proposed Budget**

Resolution No. 2023-01 was presented, entitled:

#### **RESOLUTION NO. 2023-01**

#### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Silva read the title into the record and stated that no carryover amount would be required to balance the budget from the fund balance as of 9/30/2023. He further stated that since the overall assessments were not increasing over the 2022/2023 assessments, letters to property owners would not be required. In addition, Mr. Silva stated as part of Resolution No. 2023-01, the Board must set a date for the public hearing to adopt the fiscal year 2023/2024 final budget and assessment roll. Further discussion took place on the proposed budget after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Krause and passed unanimously to approve and adopt Resolution No. 2023-01, *as presented*; setting the Public Hearing for August 16, 2023, at 11:30 a.m. in the Grand Central Clubhouse located at 10551 NW 88<sup>th</sup> Street, Doral, FL 33178; and further authorizes the publication of the notice of public hearing, as required by law.

### **2. Discussion Regarding Midtown Doral Plaza Monument Sign**

Mr. Silva presented a rendering of a monument feature that the Midtown Master Association (the “Association”) is proposing to install in the Midtown Doral Plaza. The Association is requesting the District grant them permission to install the monument feature on the Midtown Doral Plaza which belongs to the District. a discussion ensued after which the Board consensus was to grant the Association permission to install the monument feature on the Midtown Doral Plaza, as long as the Association agrees to pay the legal fees associated with a License Agreement and any construction costs.

### **3. Consider Rate Adjustment – Alvarez Engineers**

Mr. Silva presented a letter from Alvarez Engineers, the District Engineer, respectfully requesting the Board's consideration in updating the engineering hourly billing rates for engineering personnel. Mr. Silva informed the Board that the existing billing rates have been in effect since 2015. Mr. Silva also confirmed that the District's budget includes sufficient funds for the budget line, and that the increase in billing rates will not affect the District's budget. As per Alvarez Engineers, the billing rates will be reviewed again after a period of five (5) years. A discussion ensued, after which:

A motion was made Ms. Baluja, seconded by Ms. Krause and unanimously passed, accepting the updated billing rates proposed by Alvarez Engineers.

### **4. Consider Rate Adjustment – Billing, Cochran, Lyles, Mauro & Ramsey, P.A.**

Ms. Wald presented a letter from Billing, Cochran, Lyles, Mauro & Ramsey, P.A., the District Counsel, respectfully requesting the Board's consideration in updating the legal services hourly billing rates for personnel. Mr. Silva informed the Board that the existing billing rates have been in effect since 2006. Mr. Silva also confirmed that the District's budget includes sufficient funds for the budget line, and that the increase in billing rates will not affect the District's budget. A discussion ensued, after which:

A motion was made Ms. Baluja, seconded by Ms. Krause and unanimously passed, accepting the updated billing rates proposed by Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

## **I. ADMINISTRATIVE & OPERATIONAL MATTERS**

Mr. Silva advised the Board that he was in possession of the resignation letter from Salome Castano (Seat #5) dated of May 11, 2023. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Mr. Correia and unanimously passed approving the resignation of Salome Castano (Seat #5) with an effective date of May 17, 2023.

Mr. Silva stated that there is now a vacancy in Seat #5. As a form of encouraging qualified electors to join the Board, Mr. Silva suggested that Board members be compensated pursuant to Florida Statutes. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Krause and passed unanimously approving the increase of the Supervisor fees to the maximum amount of \$200 per Supervisor per meeting pursuant to the Florida Statutes, effective immediately.

## **J. BOARD MEMBER & STAFF CLOSING COMMENTS**

There were no Board member or staff closing comments.

## **K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Correia, seconded by Ms. Krause and passed unanimously to adjourn the Regular Board Meeting at 12:07 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice-Chairperson

## Miscellaneous Notices

Published in Miami Daily Business Review on August 3, 2023

### Location

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Grand Bay at Doral Community Development District

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**RESOLUTION NO. 2023-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2023/2024 FINAL BUDGET PURSUANT TO CHAPTER 190, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (the “Board”) of the Grand Bay at Doral Community Development District (“District”) has prepared a Proposed Operating Fund Budget for Fiscal Year 2023/2024, and the Board is empowered to provide a funding source to operate the District and to impose special assessments upon the properties within the District, as required; and

**WHEREAS**, the District has held a duly advertised Public Hearing to receive public comments on the Proposed Operating Fund Budget, has considered and adopted the Fiscal Year 2023/2024 Operating Fund Budget; and is now authorized to levy non-ad valorem assessments upon the assessable properties within the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The Operating Fund Budget for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is accepted, approved and adopted.

**Section 2.** The Secretary and/or Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 16<sup>th</sup> day of August, 2023.

**ATTEST:**

**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

Grand Bay At Doral  
Community Development District

**Final Budget For  
Fiscal Year 2023/2024  
October 1, 2023 - September 30, 2024**

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**DETAILED FINAL BUDGET**  
**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

|   | FISCAL YEAR<br>2021/2022<br>ACTUAL | FISCAL YEAR<br>2022/2023<br>BUDGET | DORAL BREEZE<br>FISCAL YEAR<br>2023/2024<br>BUDGET | MIDTOWN DORAL<br>FISCAL YEAR<br>2023/2024<br>BUDGET | GRAND BAY NORTH<br>FISCAL YEAR<br>2023/2024<br>BUDGET | GRAND BAY SOUTH<br>FISCAL YEAR<br>2023/2024<br>BUDGET | FISCAL YEAR<br>2023/2024<br>BUDGET |
|---|------------------------------------|------------------------------------|--|---|---|---|------------------------------------|
| <b>REVENUES</b>                                       |                                    |                                    |  |   |   |   |                                    |
| Administrative Assessments                            | 130,486                            | 134,207                            | 30,068   | 27,133  | 15,747  | 61,684  | 134,632                            |
| Maintenance Assessments                               | 366,573                            | 363,830                            | 39,468   | 189,840   | 23,457  | 93,936  | 346,701                            |
| Direct Bill O&M Assessments                           | 19,692                             | 0                                  | 0  | 0   | 0   | 0   | 0                                  |
| Debt Assessments - A Bonds                            | 2,391,533                          | 2,300,554                          | 730,663  | 0   | 0   | 1,569,891   | 2,300,554                          |
| Debt Assessments - A-1 Bonds                          | 987,172                            | 985,790                            | 0  | 631,354   | 354,436   | 0   | 985,790                            |
| Debt Assessments - A-2 Bonds                          | 867,353                            | 866,004                            | 0  | 616,148   | 249,856   | 0   | 866,004                            |
| Other Revenues  | 31                                 | 0                                  | 0  | 0   | 0   | 0   | 0                                  |
| Interest Income                                       | 122                                | 1,000                              | 219  | 89  | 215   | 477   | 1,000                              |
| <b>TOTAL REVENUES</b>                                 | <b>\$ 4,762,962</b>                | <b>\$ 4,651,385</b>                | <b>\$ 800,418</b>                                  | <b>\$ 1,464,564</b>                                 | <b>\$ 643,711</b>                                     | <b>\$ 1,725,988</b>                                   | <b>\$ 4,634,681</b>                |
| <b>EXPENDITURES</b>                                   |                                    |                                    |  |   |   |   |                                    |
| <b>Maintenance Expenditures</b>                       |                                    |                                    |  |   |   |   |                                    |
| Preserve/Wetland Mitigation Area Maintenance          | 84,161                             | 90,000                             | 13,600   | 13,700  | 13,700  | 49,000  | 90,000                             |
| Miscellaneous Maintenance                             | 612                                | 35,000                             | 1,000  | 10,000  | 1,000   | 10,000  | 22,000                             |
| Lawn/Landscape Service - Median/Right Of Way MTE      | 3,580                              | 10,000                             | 1,000  | 0   | 1,000   | 8,000   | 10,000                             |
| Mulch/Fertilizer/Pesticide                            | 0                                  | 1,900                              | 200  | 0   | 200   | 1,000   | 1,400                              |
| Lift Station/Sanitary Sewer Line MTE (Adagio)         | 5,671                              | 10,000                             | 0  | 0   | 2,500   | 7,500   | 10,000                             |
| Lift Station/Sanitary Sewer Line MTE (Midtown)        | 5,372                              | 30,000                             | 0  | 25,000  | 0   | 0   | 25,000                             |
| Irrigation Systems MTE & Power                        | 1,354                              | 6,200                              | 3,000  | 1,500   | 300   | 700   | 5,500                              |
| Tree/Shrubbery Replacement                            | 0                                  | 2,000                              | 500  | 0   | 0   | 1,000   | 1,500                              |
| Annual Engineer's Report & Misc Engineering           | 7,206                              | 8,000                              | 800  | 2,000   | 1,600   | 3,600   | 8,000                              |
| Lake Tract MTE & Fountain MTE - DB & MT               | 21,064                             | 20,000                             | 12,000   | 9,000   | 0   | 0   | 21,000                             |
| Roadway/Signage/Drainage                              | 14,174                             | 5,400                              | 4,000  | 500   | 500   | 4,000   | 9,000                              |
| Midtown Plaza Maintenance Reimbursement               | 95,722                             | 110,000                            | 0  | 110,000   | 0   | 0   | 110,000                            |
| FPL Easement Maintenance/Upkeep                       | 0                                  | 6,250                              | 1,000  | 2,250   | 500   | 1,750   | 5,500                              |
| FPL Power Sanitary Sewer Lift Stations                | 150                                | 7,250                              | 0  | 4,500   | 750   | 1,750   | 7,000                              |
| <b>Total Maintenance Expenditures</b>                 | <b>239,066</b>                     | <b>342,000</b>                     | <b>37,100</b>                                      | <b>178,450</b>                                      | <b>22,050</b>   | <b>88,300</b>   | <b>325,900</b>                     |
| <b>Administrative Expenditures</b>                    |                                    |                                    |  |   |   |   |                                    |
| Management  | 35,566                             | 36,633                             | 8,256  | 3,416   | 4,973   | 21,086  | 37,731                             |
| Supervisor Fees                                       | 0                                  | 3,000                              | 750  | 750   | 750   | 750   | 3,000                              |
| Payroll Taxes   | 0                                  | 232                                | 58   | 58  | 58  | 58  | 232                                |
| Field Operations                                      | 7,320                              | 7,320                              | 1,050  | 3,000   | 1,037   | 2,233   | 7,320                              |
| Legal   | 18,583                             | 21,500                             | 4,704  | 1,892   | 4,642   | 10,262  | 21,500                             |
| Assessment Roll                                       | 10,000                             | 10,000                             | 2,188  | 880   | 2,160   | 4,772   | 10,000                             |
| Audit Fees  | 7,000                              | 8,000                              | 1,750  | 704   | 1,727   | 3,819   | 8,000                              |
| Arbitrage Rebate Fee                                  | 3,000                              | 3,000                              | 500  | 1,000   | 1,000   | 500   | 3,000                              |
| Insurance - GL & Public Officials Liability Insurance | 7,808                              | 9,370                              | 2,050  | 825   | 2,023   | 4,472   | 9,370                              |
| Insurance - Property Coverage                         | 0                                  | 6,800                              | 300  | 4,500   | 750   | 1,250   | 6,800                              |
| Legal Advertisements                                  | 641                                | 1,400                              | 306  | 123   | 302   | 669   | 1,400                              |
| Miscellaneous   | 688                                | 3,000                              | 547  | 220   | 540   | 1,193   | 2,500                              |
| Postage   | 224                                | 775                                | 129  | 171   | 127   | 348   | 775                                |
| Office Supplies                                       | 993                                | 1,450                              | 318  | 122   | 314   | 696   | 1,450                              |
| Dues & Subscriptions                                  | 175                                | 175                                | 38   | 15  | 38  | 84  | 175                                |
| Trustee Fee   | 27,000                             | 21,500                             | 4,000  | 7,000   | 7,000   | 3,500   | 21,500                             |
| Continuing Disclosure Fee                             | 2,000                              | 3,000                              | 500  | 500   | 500   | 500   | 2,000                              |
| Website Management                                    | 2,003                              | 2,000                              | 437  | 176   | 432   | 955   | 2,000                              |
| Property Taxes  | 0                                  | 750                                | 164  | 66  | 162   | 358   | 750                                |
| Administrative Contingency                            | 0                                  | 2,400                              | 438  | 176   | 432   | 955   | 2,001                              |
| <b>Total Administrative Expenditures</b>              | <b>123,001</b>                     | <b>142,305</b>                     | <b>28,483</b>                                      | <b>25,594</b>                                       | <b>28,967</b>   | <b>58,460</b>   | <b>141,504</b>                     |
| <b>TOTAL EXPENDITURES</b>                             | <b>\$ 362,067</b>                  | <b>\$ 484,305</b>                  | <b>\$ 65,583</b>                                   | <b>\$ 204,044</b>                                   | <b>\$ 51,017</b>                                      | <b>\$ 146,760</b>                                     | <b>\$ 467,404</b>                  |
| <b>REVENUES LESS EXPENDITURES</b>                     | <b>\$ 4,400,895</b>                | <b>\$ 4,167,080</b>                | <b>\$ 734,835</b>                                  | <b>\$ 1,260,520</b>                                 | <b>\$ 592,694</b>                                     | <b>\$ 1,579,228</b>                                   | <b>\$ 4,167,277</b>                |
| Bond Payments (A)                                     | (2,284,424)                        | (2,162,521)                        | (686,823)  | 0   | 0   | (1,475,698)   | (2,162,521)                        |
| Bond Payments (A-1)                                   | (926,966)                          | (926,643)                          | 0  | (593,473)   | (333,170)   | 0   | (926,643)                          |
| Bond Payments (A-2)                                   | (845,107)                          | (814,043)                          | 0  | (579,179)   | (234,864)   | 0   | (814,043)                          |
| <b>BALANCE</b>  | <b>\$ 344,398</b>                  | <b>\$ 263,873</b>                  | <b>\$ 48,012</b>                                   | <b>\$ 87,868</b>                                    | <b>\$ 24,660</b>                                      | <b>\$ 103,530</b>                                     | <b>\$ 264,070</b>                  |
| County Appraiser & Tax Collector Fee                  | (45,701)                           | (93,006)                           | (16,004)   | (29,289)  | (12,870)  | (34,510)  | (92,673)                           |
| Discounts For Early Payments                          | (165,745)                          | (186,017)                          | (32,008)   | (58,579)  | (25,740)  | (69,020)  | (185,347)                          |
| <b>EXCESS/ (SHORTFALL)</b>                            | <b>\$ 132,952</b>                  | <b>\$ (15,150)</b>                 | <b>\$ -</b>  | <b>\$ -</b>   | <b>\$ (13,950)</b>                                    | <b>\$ -</b>   | <b>\$ (13,950)</b>                 |
| Carryover From Prior Year                             | 0                                  | 15,150                             | 0  | 0   | 13,950  | 0   | 13,950                             |
| <b>NET EXCESS/ (SHORTFALL)</b>                        | <b>\$ 132,952</b>                  | <b>\$ -</b>                        | <b>\$ -</b>  | <b>\$ -</b>   | <b>\$ -</b>   | <b>\$ -</b>   | <b>\$ -</b>                        |

Total Units 4,251      Doral Breeze 541      Midtown Doral 1847      Grand Bay North 347      Grand Bay South\* 1516      Total Units 4251

\* - Includes 440 Apartment Units



**BUDGET COMPARISON**  
**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

|   | FISCAL YEAR<br>2021/2022<br>ACTUAL | FISCAL YEAR<br>2022/2023<br>BUDGET | FISCAL YEAR<br>2023/2024<br>BUDGET |
|---|------------------------------------|------------------------------------|------------------------------------|
| <b>REVENUES</b>                                       |                                    |                                    |                                    |
| Administrative Assessments                            | 130,486                            | 134,207                            | 134,632                            |
| Maintenance Assessments                               | 366,573                            | 363,830                            | 346,701                            |
| Direct Bill O&M Assessments                           | 19,692                             | 0                                  | 0                                  |
| Debt Assessments - A Bonds                            | 2,391,533                          | 2,300,554                          | 2,300,554                          |
| Debt Assessments - A-1 Bonds                          | 987,172                            | 985,790                            | 985,790                            |
| Debt Assessments - A-2 Bonds                          | 867,353                            | 866,004                            | 866,004                            |
| Other Revenues  | 31                                 | 0                                  | 0                                  |
| Interest Income                                       | 122                                | 1,000                              | 1,000                              |
| <b>TOTAL REVENUES</b>                                 | <b>\$ 4,762,962</b>                | <b>\$ 4,651,385</b>                | <b>\$ 4,634,681</b>                |
| <b>EXPENDITURES</b>                                   |                                    |                                    |                                    |
| <b>Maintenance Expenditures</b>                       |                                    |                                    |                                    |
| Preserve/Wetland Mitigation Area Maintenance          | 84,161                             | 90,000                             | 90,000                             |
| Miscellaneous Maintenance                             | 612                                | 35,000                             | 22,000                             |
| Lawn/Landscape Service - Median/Right Of Way MTE      | 3,580                              | 10,000                             | 10,000                             |
| Mulch/Fertilizer/Pesticide                            | 0                                  | 1,900                              | 1,400                              |
| Lift Station/Sanitary Sewer Line MTE (Adagio)         | 5,671                              | 10,000                             | 10,000                             |
| Lift Station/Sanitary Sewer Line MTE (Midtown)        | 5,372                              | 30,000                             | 25,000                             |
| Irrigation Systems MTE & Power                        | 1,354                              | 6,200                              | 5,500                              |
| Tree/Shrubbery Replacement                            | 0                                  | 2,000                              | 1,500                              |
| Annual Engineer's Report & Miscellaneous Engineering  | 7,206                              | 8,000                              | 8,000                              |
| Lake Tract MTE & Fountain MTE - DM & MT               | 21,064                             | 20,000                             | 21,000                             |
| Roadways/Signage/Drainage                             | 14,174                             | 5,400                              | 9,000                              |
| Midtown Plaza Maintenance Reimbursement               | 95,722                             | 110,000                            | 110,000                            |
| FPL Easement Maintenance/Upkeep                       | 0                                  | 6,250                              | 5,500                              |
| FPL Power Sanitary Sewer Lift Stations                | 150                                | 7,250                              | 7,000                              |
| <b>Total Maintenance Expenditures</b>                 | <b>239,066</b>                     | <b>342,000</b>                     | <b>325,900</b>                     |
| <b>Administrative Expenditures</b>                    |                                    |                                    |                                    |
| Management  | 35,566                             | 36,633                             | 37,731                             |
| Supervisor Fees                                       | 0                                  | 3,000                              | 3,000                              |
| Payroll Taxes   | 0                                  | 232                                | 232                                |
| Field Operations                                      | 7,320                              | 7,320                              | 7,320                              |
| Legal   | 18,583                             | 21,500                             | 21,500                             |
| Assessment Roll                                       | 10,000                             | 10,000                             | 10,000                             |
| Audit Fees  | 7,000                              | 8,000                              | 8,000                              |
| Arbitrage Rebate Fee                                  | 3,000                              | 3,000                              | 3,000                              |
| Insurance - GL & Public Officials Liability Insurance | 7,808                              | 9,370                              | 9,370                              |
| Insurance - Property Coverage                         | 0                                  | 6,800                              | 6,800                              |
| Legal Advertisements                                  | 641                                | 1,400                              | 1,400                              |
| Miscellaneous   | 688                                | 3,000                              | 2,500                              |
| Postage   | 224                                | 775                                | 775                                |
| Office Supplies                                       | 993                                | 1,450                              | 1,450                              |
| Dues & Subscriptions                                  | 175                                | 175                                | 175                                |
| Trustee Fee   | 27,000                             | 21,500                             | 21,500                             |
| Continuing Disclosure Fee                             | 2,000                              | 3,000                              | 2,000                              |
| Website Management                                    | 2,003                              | 2,000                              | 2,000                              |
| Property Taxes  | 0                                  | 750                                | 750                                |
| Administrative Contingency                            | 0                                  | 2,400                              | 2,001                              |
| <b>Total Administrative Expenditures</b>              | <b>123,001</b>                     | <b>142,305</b>                     | <b>141,504</b>                     |
| <b>TOTAL EXPENDITURES</b>                             | <b>\$ 362,067</b>                  | <b>\$ 484,305</b>                  | <b>\$ 467,404</b>                  |
| <b>REVENUES LESS EXPENDITURES</b>                     | <b>\$ 4,400,895</b>                | <b>\$ 4,167,080</b>                | <b>\$ 4,167,277</b>                |
| Bond Payments (A)                                     | (2,284,424)                        | (2,162,521)                        | (2,162,521)                        |
| Bond Payments (A-1)                                   | (926,966)                          | (926,643)                          | (926,643)                          |
| Bond Payments (A-2)                                   | (845,107)                          | (814,043)                          | (814,043)                          |
| <b>BALANCE</b>  | <b>\$ 344,398</b>                  | <b>\$ 263,873</b>                  | <b>\$ 264,070</b>                  |
| County Appraiser & Tax Collector Fee                  | (45,701)                           | (93,006)                           | (92,673)                           |
| Discounts For Early Payments                          | (165,745)                          | (186,017)                          | (185,347)                          |
| <b>EXCESS/ (SHORTFALL)</b>                            | <b>\$ 132,952</b>                  | <b>\$ (15,150)</b>                 | <b>\$ (13,950)</b>                 |
| Carryover From Prior Year                             | 0                                  | 15,150                             | 13,950                             |
| <b>NET EXCESS/ (SHORTFALL)</b>                        | <b>\$ 132,952</b>                  | <b>\$ -</b>                        | <b>\$ -</b>                        |

**DORAL BREEZE FINAL BUDGET**  
**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

|  | FISCAL YEAR<br>2021/2022<br>ACTUAL | FISCAL YEAR<br>2022/2023<br>BUDGET | FISCAL YEAR<br>2023/2024<br>BUDGET |
|--|------------------------------------|------------------------------------|------------------------------------|
| <b>REVENUES</b>  |                                    |                                    |                                    |
| Administrative Assessments                               | 23,321                             | 29,985                             | 30,068                             |
| Maintenance Assessments                                  | 35,747                             | 35,213                             | 39,468                             |
| Debt Assessments - 2012 Bonds                            | 884,510                            | 730,663                            | 730,663                            |
| Other Revenues   | 31                                 | 0                                  | 0                                  |
| Interest Income  | 122                                | 219                                | 219                                |
| <b>TOTAL REVENUES</b>                                    | <b>\$ 943,731</b>                  | <b>\$ 796,080</b>                  | <b>\$ 800,418</b>                  |
| <b>EXPENDITURES</b>                                      |                                    |                                    |                                    |
| <b>Maintenance Expenditures</b>                          |                                    |                                    |                                    |
| Preserve/Wetland Mitigation Area Maintenance             | 19,326                             | 13,600                             | 13,600                             |
| Miscellaneous Maintenance                                | 595                                | 1,000                              | 1,000                              |
| Irrigation Systems MTE & Power                           | 1,354                              | 3,500                              | 3,000                              |
| Lake Tract MTE & Fountain MTE                            | 21,064                             | 11,000                             | 12,000                             |
| Lawn/Landscape Service - Median Maintenance/Right Of Way | 0                                  | 1,000                              | 1,000                              |
| Mulch/Fertilizer/Pesticide                               | 0                                  | 300                                | 200                                |
| FPL Easment Maintenance Upkeep                           | 0                                  | 1,000                              | 1,000                              |
| Electrical For Irrigation Pumps                          | 0                                  | 0                                  | 0                                  |
| Tree/Shrubbery Replacement                               | 0                                  | 500                                | 500                                |
| Roadway/Signage/Drainage                                 | 14,174                             | 400                                | 4,000                              |
| Annual Engineer's Report & Miscellaneous Engineering     | 1,275                              | 800                                | 800                                |
| <b>Total Maintenance Expenditures</b>                    | <b>57,788</b>                      | <b>33,100</b>                      | <b>37,100</b>                      |
| <b>Administrative Expenditures</b>                       |                                    |                                    |                                    |
| Management   | 7,782                              | 7,982                              | 8,256                              |
| Supervisor Fees  | 0                                  | 750                                | 750                                |
| Payroll Taxes  | 0                                  | 58                                 | 58                                 |
| Field Operations   | 1,050                              | 1,050                              | 1,050                              |
| Legal  | 4,066                              | 4,704                              | 4,704                              |
| Assessment Roll  | 2,188                              | 2,188                              | 2,188                              |
| Audit Fees   | 1,530                              | 1,750                              | 1,750                              |
| Arbitrage Rebate Fee                                     | 500                                | 500                                | 500                                |
| Insurance - GL & Public Officials Liability Insurance    | 1,708                              | 2,050                              | 2,050                              |
| Insurance - Property Coverage                            | 0                                  | 300                                | 300                                |
| Legal Advertisements                                     | 140                                | 306                                | 306                                |
| Miscellaneous  | 269                                | 656                                | 547                                |
| Postage  | 49                                 | 129                                | 129                                |
| Office Supplies  | 217                                | 318                                | 318                                |
| Dues & Subscriptions                                     | 38                                 | 38                                 | 38                                 |
| Trustee Fee  | 9,500                              | 4,000                              | 4,000                              |
| Continuing Disclosure Fee                                | 500                                | 500                                | 500                                |
| Website Management                                       | 438                                | 437                                | 437                                |
| Property Taxes   | 0                                  | 164                                | 164                                |
| Administrative Contingency                               | 0                                  | 525                                | 438                                |
| <b>Total Administrative Expenditures</b>                 | <b>29,975</b>                      | <b>28,405</b>                      | <b>28,483</b>                      |
| <b>TOTAL EXPENDITURES</b>                                | <b>\$ 87,763</b>                   | <b>\$ 61,505</b>                   | <b>\$ 65,583</b>                   |
| <b>REVENUES LESS EXPENDITURES</b>                        | <b>\$ 855,968</b>                  | <b>\$ 734,575</b>                  | <b>\$ 734,835</b>                  |
| Bond Payments (2012)                                     | (845,260)                          | (686,823)                          | (686,823)                          |
| <b>BALANCE</b>   | <b>\$ 10,708</b>                   | <b>\$ 47,752</b>                   | <b>\$ 48,012</b>                   |
| County Appraiser & Tax Collector Fee                     | (9,109)                            | (15,917)                           | (16,004)                           |
| Discounts For Early Payments                             | (32,697)                           | (31,835)                           | (32,008)                           |
| <b>EXCESS/ (SHORTFALL)</b>                               | <b>\$ (31,098)</b>                 | <b>\$ -</b>                        | <b>\$ -</b>                        |
| Carryover From Prior Year                                |                                    | 0                                  | 0                                  |
| <b>NET EXCESS/ (SHORTFALL)</b>                           | <b>\$ (31,098)</b>                 | <b>\$ -</b>                        | <b>\$ -</b>                        |

**MIDTOWN FINAL BUDGET**  
**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

|   | FISCAL YEAR<br>2021/2022<br>ACTUAL | FISCAL YEAR<br>2022/2023<br>BUDGET | FISCAL YEAR<br>2023/2024<br>BUDGET |
|---|------------------------------------|------------------------------------|------------------------------------|
| <b>REVENUES</b>                                       |                                    |                                    |                                    |
| Administrative Assessments                            | 29,955                             | 27,717                             | 27,133                             |
| Maintenance Assessments                               | 201,503                            | 200,000                            | 189,840                            |
| Direct Bill O&M Assessments                           | 0                                  | 0                                  | 0                                  |
| Debt Assessments - 2014A-1 Bonds                      | 632,733                            | 631,354                            | 631,354                            |
| Debt Assessments - 2014A-2 Bonds                      | 617,496                            | 616,149                            | 616,149                            |
| Other Revenues  | 0                                  | 0                                  | 0                                  |
| Interest Income                                       | 0                                  | 89                                 | 89                                 |
| <b>TOTAL REVENUES</b>                                 | <b>\$ 1,481,687</b>                | <b>\$ 1,475,309</b>                | <b>\$ 1,464,565</b>                |
| <b>EXPENDITURES</b>                                   |                                    |                                    |                                    |
| <b>Maintenance Expenditures</b>                       |                                    |                                    |                                    |
| Preserve/Wetland Mitigation Area Maintenance          | 9,392                              | 13,700                             | 13,700                             |
| Miscellaneous Maintenance                             | 0                                  | 14,300                             | 10,000                             |
| Lawn/Landscape Service - Median/Right Of Way MTE      | 0                                  | 0                                  | 0                                  |
| Mulch/Fertilizer/Pesticide                            | 0                                  | 0                                  | 0                                  |
| Lift Station/Sanitary Sewer Line MTE (Midtown)        | 5,372                              | 30,000                             | 25,000                             |
| Irrigation Systems MTE & Power                        | 0                                  | 1,500                              | 1,500                              |
| Tree/Shrubbery Replacement                            | 0                                  | 0                                  | 0                                  |
| Roadways/Signage/Drainage                             | 0                                  | 500                                | 500                                |
| Midtown Plaza Maintenance Reimbursement               | 95,722                             | 110,000                            | 110,000                            |
| FPL Easement Maintenance/Upkeep                       | 0                                  | 2,500                              | 2,250                              |
| FPL Power Sanitary Sewer Lift Stations                | 0                                  | 4,500                              | 4,500                              |
| Lake Tract MTE & Fountain MTE                         | 0                                  | 9,000                              | 9,000                              |
| Annual Engineer's Report & Miscellaneous Engineering  | 513                                | 2,000                              | 2,000                              |
| <b>Total Maintenance Expenditures</b>                 | <b>110,999</b>                     | <b>188,000</b>                     | <b>178,450</b>                     |
| <b>Administrative Expenditures</b>                    |                                    |                                    |                                    |
| Management  | 3,220                              | 3,387                              | 3,416                              |
| Supervisor Fees                                       | 0                                  | 750                                | 750                                |
| Payroll Taxes   | 0                                  | 58                                 | 58                                 |
| Field Operations                                      | 3,000                              | 3,000                              | 3,000                              |
| Legal   | 1,635                              | 1,892                              | 1,892                              |
| Assessment Roll                                       | 880                                | 880                                | 880                                |
| Audit Fees  | 615                                | 704                                | 704                                |
| Arbitrage Rebate Fee                                  | 1,000                              | 1,000                              | 1,000                              |
| Insurance - GL & Public Officials Liability Insurance | 687                                | 825                                | 825                                |
| Insurance - Property Coverage                         | 0                                  | 4,500                              | 4,500                              |
| Legal Advertisements                                  | 56                                 | 123                                | 123                                |
| Miscellaneous   | 47                                 | 264                                | 220                                |
| Postage   | 21                                 | 171                                | 171                                |
| Office Supplies                                       | 87                                 | 122                                | 122                                |
| Dues & Subscriptions                                  | 15                                 | 15                                 | 15                                 |
| Trustee Fee   | 7,000                              | 7,000                              | 7,000                              |
| Continuing Disclosure Fee                             | 500                                | 1,000                              | 500                                |
| Website Management                                    | 178                                | 176                                | 176                                |
| Property Taxes  | 0                                  | 66                                 | 66                                 |
| Administrative Contingency                            | 0                                  | 210                                | 176                                |
| <b>Total Administrative Expenditures</b>              | <b>18,941</b>                      | <b>26,143</b>                      | <b>25,594</b>                      |
| <b>TOTAL EXPENDITURES</b>                             | <b>\$ 129,940</b>                  | <b>\$ 214,143</b>                  | <b>\$ 204,044</b>                  |
| <b>REVENUES LESS EXPENDITURES</b>                     | <b>\$ 1,351,747</b>                | <b>\$ 1,261,166</b>                | <b>\$ 1,260,521</b>                |
| Bond Payments - Series 2014A-1                        | (588,490)                          | (593,473)                          | (593,473)                          |
| Bond Payments - Series 2014A-2                        | (606,502)                          | (579,179)                          | (579,179)                          |
| <b>BALANCE</b>  | <b>\$ 156,755</b>                  | <b>\$ 88,514</b>                   | <b>\$ 87,869</b>                   |
| County Appraiser & Tax Collector Fee                  | (14,305)                           | (29,504)                           | (29,289)                           |
| Discounts For Early Payments                          | (51,074)                           | (59,009)                           | (58,579)                           |
| <b>EXCESS/ (SHORTFALL)</b>                            | <b>\$ 91,376</b>                   | <b>\$ 1</b>                        | <b>\$ 1</b>                        |
| Carryover From Prior Year                             | 0                                  | 0                                  | 0                                  |
| <b>NET EXCESS/ (SHORTFALL)</b>                        | <b>\$ 91,376</b>                   | <b>\$ 1</b>                        | <b>\$ 1</b>                        |

**GRAND BAY NORTH PARCEL FINAL BUDGET**  
**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

|  | FISCAL YEAR<br>2021/2022<br>ACTUAL | FISCAL YEAR<br>2022/2023<br>BUDGET | FISCAL YEAR<br>2023/2024<br>BUDGET |
|--|------------------------------------|------------------------------------|------------------------------------|
| <b>REVENUES</b>  |                                    |                                    |                                    |
| Administrative Assessments                                 | 15,992                             | 14,588                             | 15,747                             |
| Maintenance Assessments                                    | 24,071                             | 24,628                             | 23,457                             |
| Direct Bill O&M Assessments                                | 0                                  | 0                                  | 0                                  |
| Debt Assessments - 2014A-1 Bonds                           | 354,439                            | 354,436                            | 354,436                            |
| Debt Assessments - 2014A-2 Bonds                           | 249,857                            | 249,856                            | 249,856                            |
| Other Revenues   | 0                                  | 0                                  | 0                                  |
| Interest Income  | 0                                  | 215                                | 215                                |
| <b>TOTAL REVENUES</b>                                      | <b>\$ 644,359</b>                  | <b>\$ 643,723</b>                  | <b>\$ 643,711</b>                  |
| <b>EXPENDITURES</b>  |                                    |                                    |                                    |
| <b>Maintenance Expenditures</b>                            |                                    |                                    |                                    |
| Preserve/Wetland Mitigation Area Maintenance               | 17,450                             | 13,700                             | 13,700                             |
| Miscellaneous Maintenance                                  | 0                                  | 900                                | 1,000                              |
| Lawn/Landscape Service - Median - Right Of Way Maintenance | 3,580                              | 1,000                              | 1,000                              |
| Mulch/Fertilizer/Pesticide                                 | 0                                  | 400                                | 200                                |
| Lift Station/Sanitary Sewer Line MTE (Adagio)              | 5,086                              | 2,500                              | 2,500                              |
| Irrigation Systems MTE & Power                             | 0                                  | 300                                | 300                                |
| Tree/Shrubbery Replacement                                 | 0                                  | 250                                | 0                                  |
| Roadways/Signage/Drainage                                  | 0                                  | 500                                | 500                                |
| FPL Easement Maintenance/Upkeep                            | 0                                  | 1,000                              | 500                                |
| FPL Power Sanitary Sewer Lift Stations                     | 150                                | 1,000                              | 750                                |
| Annual Engineer's Report & Miscellaneous Engineering       | 2,478                              | 1,600                              | 1,600                              |
| <b>Total Maintenance Expenditures</b>                      | <b>28,744</b>                      | <b>23,150</b>                      | <b>22,050</b>                      |
| <b>Administrative Expenditures</b>                         |                                    |                                    |                                    |
| Management   | 4,688                              | 4,888                              | 4,973                              |
| Supervisor Fees  | 0                                  | 750                                | 750                                |
| Payroll Taxes  | 0                                  | 58                                 | 58                                 |
| Field Operations   | 1,037                              | 1,037                              | 1,037                              |
| Legal  | 4,012                              | 4,642                              | 4,642                              |
| Assessment Roll  | 2,159                              | 2,160                              | 2,160                              |
| Audit Fees   | 1,510                              | 1,727                              | 1,727                              |
| Arbitrage Rebate Fee                                       | 1,000                              | 1,000                              | 1,000                              |
| Insurance - GL & Public Officials Liability Insurance      | 1,686                              | 2,023                              | 2,023                              |
| Insurance - Property Coverage                              | 0                                  | 750                                | 750                                |
| Legal Advertisements                                       | 139                                | 302                                | 302                                |
| Miscellaneous  | 116                                | 648                                | 540                                |
| Postage  | 48                                 | 127                                | 127                                |
| Office Supplies  | 215                                | 314                                | 314                                |
| Dues & Subscriptions                                       | 38                                 | 38                                 | 38                                 |
| Trustee Fee  | 7,000                              | 7,000                              | 7,000                              |
| Continuing Disclosure Fee                                  | 500                                | 500                                | 500                                |
| Website Management   | 431                                | 432                                | 432                                |
| Property Taxes   | 0                                  | 162                                | 162                                |
| Administrative Contingency                                 | 0                                  | 520                                | 432                                |
| <b>Total Administrative Expenditures</b>                   | <b>24,579</b>                      | <b>29,078</b>                      | <b>28,967</b>                      |
| <b>TOTAL EXPENDITURES</b>                                  | <b>\$ 53,323</b>                   | <b>\$ 52,228</b>                   | <b>\$ 51,017</b>                   |
| <b>REVENUES LESS EXPENDITURES</b>                          | <b>\$ 591,036</b>                  | <b>\$ 591,495</b>                  | <b>\$ 592,694</b>                  |
| Bond Payments - Series 2014A-1                             | (338,476)                          | (333,170)                          | (333,170)                          |
| Bond Payments - Series 2014A-2                             | (238,605)                          | (234,864)                          | (234,864)                          |
| <b>BALANCE</b>   | <b>\$ 13,955</b>                   | <b>\$ 23,461</b>                   | <b>\$ 24,660</b>                   |
| County Appraiser & Tax Collector Fee                       | (6,215)                            | (12,870)                           | (12,870)                           |
| Discounts For Early Payments                               | (22,778)                           | (25,741)                           | (25,740)                           |
| <b>EXCESS/ (SHORTFALL)</b>                                 | <b>\$ (15,038)</b>                 | <b>\$ (15,150)</b>                 | <b>\$ (13,950)</b>                 |
| Carryover From Prior Year                                  | 0                                  | 15,150                             | 13,950                             |
| <b>NET EXCESS/ (SHORTFALL)</b>                             | <b>\$ (15,038)</b>                 | <b>\$ -</b>                        | <b>\$ -</b>                        |

**GRAND BAY SOUTH PARCEL FINAL BUDGET**  
**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

|  | FISCAL YEAR<br>2021/2022<br>ACTUAL | FISCAL YEAR<br>2022/2023<br>BUDGET | FISCAL YEAR<br>2023/2024<br>BUDGET |
|--|------------------------------------|------------------------------------|------------------------------------|
| <b>REVENUES</b>  |                                    |                                    |                                    |
| Administrative Assessments                                 | 61,218                             | 61,917                             | 61,684                             |
| Maintenance Assessments                                    | 105,252                            | 103,989                            | 93,936                             |
| Direct Bill O&M Assessments                                | 19,692                             | 0                                  | 0                                  |
| Debt Assessments - A Bonds                                 | 1,507,023                          | 1,569,891                          | 1,569,891                          |
| Other Revenues   | 0                                  | 0                                  | 0                                  |
| Interest Income  | 0                                  | 477                                | 477                                |
| <b>TOTAL REVENUES</b>                                      | <b>\$ 1,693,185</b>                | <b>\$ 1,736,274</b>                | <b>\$ 1,725,988</b>                |
| <b>EXPENDITURES</b>  |                                    |                                    |                                    |
| <b>Maintenance Expenditures</b>                            |                                    |                                    |                                    |
| Preserve/Wetland Mitigation Area Maintenance               | 37,993                             | 49,000                             | 49,000                             |
| Miscellaneous Maintenance                                  | 17                                 | 18,800                             | 10,000                             |
| Lawn/Landscape Service - Median - Right Of Way Maintenance | 0                                  | 8,000                              | 8,000                              |
| Mulch/Fertilizer/Pesticide                                 | 0                                  | 1,200                              | 1,000                              |
| Lift Station/Sanitary Sewer Line MTE (Adagio)              | 585                                | 7,500                              | 7,500                              |
| Irrigation Systems MTE & Power                             | 0                                  | 900                                | 700                                |
| Tree/Shrubbery Replacement                                 | 0                                  | 1,250                              | 1,000                              |
| Roadways/Signage/Drainage                                  | 0                                  | 4,000                              | 4,000                              |
| FPL Easement Maintenance/Upkeep                            | 0                                  | 1,750                              | 1,750                              |
| FPL Power Sanitary Sewer Lift Stations                     | 0                                  | 1,750                              | 1,750                              |
| Annual Engineer's Report & Miscellaneous Engineering       | 2,940                              | 3,600                              | 3,600                              |
| <b>Total Maintenance Expenditures</b>                      | <b>41,535</b>                      | <b>97,750</b>                      | <b>88,300</b>                      |
| <b>Administrative Expenditures</b>                         |                                    |                                    |                                    |
| Management   | 19,876                             | 20,376                             | 21,086                             |
| Supervisor Fees  | 0                                  | 750                                | 750                                |
| Payroll Taxes  | 0                                  | 58                                 | 58                                 |
| Field Operations   | 2,233                              | 2,233                              | 2,233                              |
| Legal  | 8,870                              | 10,262                             | 10,262                             |
| Assessment Roll  | 4,773                              | 4,772                              | 4,772                              |
| Audit Fees   | 3,345                              | 3,819                              | 3,819                              |
| Arbitrage Rebate Fee                                       | 500                                | 500                                | 500                                |
| Insurance - GL & Public Officials Liability Insurance      | 3,727                              | 4,472                              | 4,472                              |
| Insurance - Property Coverage                              | 0                                  | 1,250                              | 1,250                              |
| Legal Advertisements                                       | 306                                | 669                                | 669                                |
| Miscellaneous  | 256                                | 1,432                              | 1,193                              |
| Postage  | 106                                | 348                                | 348                                |
| Office Supplies  | 474                                | 696                                | 696                                |
| Dues & Subscriptions                                       | 84                                 | 84                                 | 84                                 |
| Trustee Fee  | 3,500                              | 3,500                              | 3,500                              |
| Continuing Disclosure Fee                                  | 500                                | 1,000                              | 500                                |
| Website Management   | 956                                | 955                                | 955                                |
| Property Taxes   | 0                                  | 358                                | 358                                |
| Administrative Contingency                                 | 0                                  | 1,145                              | 955                                |
| <b>Total Administrative Expenditures</b>                   | <b>49,506</b>                      | <b>58,679</b>                      | <b>58,460</b>                      |
| <b>TOTAL EXPENDITURES</b>                                  | <b>\$ 91,041</b>                   | <b>\$ 156,429</b>                  | <b>\$ 146,760</b>                  |
| <b>REVENUES LESS EXPENDITURES</b>                          | <b>\$ 1,602,144</b>                | <b>\$ 1,579,845</b>                | <b>\$ 1,579,228</b>                |
| Bond Payments - A Bonds                                    | (1,439,164)                        | (1,475,697)                        | (1,475,697)                        |
| Bond Payments - Series 2014A-1                             | 0                                  | 0                                  | 0                                  |
| Bond Payments - Series 2014A-2                             | 0                                  | 0                                  | 0                                  |
| <b>BALANCE</b>   | <b>\$ 162,980</b>                  | <b>\$ 104,148</b>                  | <b>\$ 103,531</b>                  |
| County Appraiser & Tax Collector Fee                       | (16,072)                           | (34,715)                           | (34,510)                           |
| Discounts For Early Payments                               | (59,196)                           | (69,432)                           | (69,020)                           |
| <b>EXCESS/ (SHORTFALL)</b>                                 | <b>\$ 87,712</b>                   | <b>\$ 1</b>                        | <b>\$ 1</b>                        |
| Carryover From Prior Year                                  | 0                                  | 0                                  | 0                                  |
| <b>NET EXCESS/ (SHORTFALL)</b>                             | <b>\$ 87,712</b>                   | <b>\$ 1</b>                        | <b>\$ 1</b>                        |

**DETAILED FINAL DEBT SERVICE FUND (2022 - DORAL BREEZE) BUDGET**  
**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

|                            | FISCAL YEAR<br>2021/2022<br>ACTUAL | FISCAL YEAR<br>2022/2023<br>BUDGET | FISCAL YEAR<br>2023/2024<br>BUDGET | COMMENTS                          |
|----------------------------|------------------------------------|------------------------------------|------------------------------------|-----------------------------------|
| <b>REVENUES</b>            |                                    |                                    |                                    |                                   |
| Interest Income            | 3,207                              | 25                                 | 100                                | Projected Interest For 2023/2024  |
| NAV Tax Collection         | 845,260                            | 686,823                            | 686,823                            | Maximum Debt Service Collection   |
|                            |                                    |                                    |                                    |                                   |
| <b>Total Revenues</b>      | <b>\$ 848,467</b>                  | <b>\$ 686,848</b>                  | <b>\$ 686,923</b>                  |                                   |
|                            |                                    |                                    |                                    |                                   |
| <b>EXPENDITURES</b>        |                                    |                                    |                                    |                                   |
| Principal Payments         | 245,000                            | 308,000                            | 321,000                            | Principal Payment Due In 2024     |
| Interest Payments          | 571,072                            | 362,080                            | 349,500                            | Interest Payments Due In 2024     |
| Bond Redemption            | 0                                  | 16,768                             | 16,423                             | Estimated Excess Debt Collections |
| <b>Total Expenditures</b>  | <b>\$ 816,072</b>                  | <b>\$ 686,848</b>                  | <b>\$ 686,923</b>                  |                                   |
|                            |                                    |                                    |                                    |                                   |
| <b>Excess/ (Shortfall)</b> | <b>\$ 32,395</b>                   | <b>\$ -</b>                        | <b>\$ -</b>                        |                                   |

**Series 2022 (Doral Breeze) Bond Refunding Information**

|                           |             |                                 |                        |
|---------------------------|-------------|---------------------------------|------------------------|
| Original Par Amount =     | \$9,206,000 | Annual Principal Payments Due = | May 1st                |
| Interest Rate =           | 4.00%       | Annual Interest Payments Due =  | May 1st & November 1st |
| Issue Date =              | August 2022 |                                 |                        |
| Maturity Date =           | May 2042    |                                 |                        |
| Par Amount As Of 1-1-23 = | \$9,206,000 |                                 |                        |

**DETAILED FINAL DEBT SERVICE FUND (2014 - MIDTOWN) BUDGET**  
**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

|                                     | FISCAL YEAR<br>2021/2022<br>ACTUAL | FISCAL YEAR<br>2022/2023<br>BUDGET | FISCAL YEAR<br>2023/2024<br>BUDGET | COMMENTS                          |
|-------------------------------------|------------------------------------|------------------------------------|------------------------------------|-----------------------------------|
| <b>REVENUES</b>                     |                                    |                                    |                                    |                                   |
| Interest Income (A-1)               | 4,294                              | 25                                 | 200                                | Projected Interest For 2023/2024  |
| Interest Income (A-2)               | 4,150                              | 25                                 | 200                                | Projected Interest For 2023/2024  |
| NAV Tax Collection (A-1)            | 604,778                            | 593,473                            | 593,473                            | Maximum Debt Service Collection   |
| NAV Tax Collection (A-2)            | 590,215                            | 579,179                            | 579,179                            | Maximum Debt Service Collection   |
| <b>Total Revenues</b>               | <b>\$ 1,203,437</b>                | <b>\$ 1,172,702</b>                | <b>\$ 1,173,052</b>                |                                   |
| <b>EXPENDITURES</b>                 |                                    |                                    |                                    |                                   |
| Principal Payments - Series 2014A-1 | 155,000                            | 165,000                            | 170,000                            | Principal Payment Due In 2024     |
| Principal Payments - Series 2014A-2 | 190,000                            | 205,000                            | 215,000                            | Principal Payment Due In 2024     |
| Interest Payments - Series 2014A-1  | 441,030                            | 428,361                            | 419,768                            | Interest Payments Due In 2024     |
| Interest Payments - Series 2014A-2  | 389,950                            | 372,766                            | 360,428                            | Interest Payments Due In 2024     |
| Bond Redemption - Series 2014A-1    | 0                                  | 137                                | 3,905                              | Estimated Excess Debt Collections |
| Bond Redemption - Series 2014A-2    | 0                                  | 1,438                              | 3,951                              | Estimated Excess Debt Collections |
| <b>Total Expenditures</b>           | <b>\$ 1,175,980</b>                | <b>\$ 1,172,702</b>                | <b>\$ 1,173,052</b>                |                                   |
| <b>Excess/ (Shortfall)</b>          | <b>\$ 27,457</b>                   | <b>\$ -</b>                        | <b>\$ -</b>                        |                                   |

|                           |   |                                 |  |                        |
|---------------------------|---|---------------------------------|--|------------------------|
|                           | <u>Series 2014-1 (Midtown) Bond Information</u>           |                                 |  |                        |
| Original Par Amount =     | \$8,390,000   | Annual Principal Payments Due = |  | May 1st                |
| Interest Rate =           | 5.25% - 5.90%   | Annual Interest Payments Due =  |  | May 1st & November 1st |
| Issue Date =              | October 2014  |                                 |  |                        |
| Maturity Date =           | May 2045  |                                 |  |                        |
| Par Amount As Of 1-1-23 = | \$7,460,000   |                                 |  |                        |
|                           | <u>Series 2014-2 (Midtown) Refunding Bond Information</u> |                                 |  |                        |
| Original Par Amount =     | \$7,095,000   | Annual Principal Payments Due = |  | May 1st                |
| Interest Rate =           | 5.875% - 6.5%   | Annual Interest Payments Due =  |  | May 1st & November 1st |
| Issue Date =              | October 2014  |                                 |  |                        |
| Maturity Date =           | May 2039  |                                 |  |                        |
| Par Amount As Of 1-1-23 = | \$5,965,000   |                                 |  |                        |

**DETAILED FINAL DEBT SERVICE FUND (2014 - NORTH) BUDGET**  
**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

|                                     | FISCAL YEAR<br>2021/2022 | FISCAL YEAR<br>2022/2023 | FISCAL YEAR<br>2023/2024 |                                   |
|-------------------------------------|--------------------------|--------------------------|--------------------------|-----------------------------------|
| REVENUES                            | ACTUAL                   | BUDGET                   | BUDGET                   | COMMENTS                          |
| Interest Income (A-1)               | 1,403                    | 25                       | 150                      | Projected Interest For 2023/2024  |
| Interest Income (A-2)               | 783                      | 25                       | 100                      | Projected Interest For 2023/2024  |
| NAV Tax Collection (A-1)            | 338,476                  | 333,170                  | 333,170                  | Maximum Debt Service Collection   |
| NAV Tax Collection (A-2)            | 238,605                  | 234,864                  | 234,864                  | Maximum Debt Service Collection   |
|                                     |                          | 0                        | 0                        |                                   |
| <b>Total Revenues</b>               | <b>\$ 579,267</b>        | <b>\$ 568,084</b>        | <b>\$ 568,284</b>        |                                   |
| <b>EXPENDITURES</b>                 |                          |                          |                          |                                   |
| Principal Payments - Series 2014A-1 | 90,000                   | 95,000                   | 95,000                   | Principal Payment Due In 2024     |
| Principal Payments - Series 2014A-2 | 100,000                  | 105,000                  | 110,000                  | Principal Payment Due In 2024     |
| Interest Payments - Series 2014A-1  | 245,450                  | 237,950                  | 236,150                  | Interest Payments Due In 2024     |
| Interest Payments - Series 2014A-2  | 134,200                  | 128,100                  | 123,800                  | Interest Payments Due In 2024     |
| Bond Redemption - Series 2014A-1    | 0                        | 245                      | 2,170                    | Estimated Excess Debt Collections |
| Bond Redemption - Series 2014A-2    | 0                        | 1,789                    | 1,164                    | Estimated Excess Debt Collections |
|                                     |                          |                          |                          |                                   |
| <b>Total Expenditures</b>           | <b>\$ 569,650</b>        | <b>\$ 568,084</b>        | <b>\$ 568,284</b>        |                                   |
|                                     |                          |                          |                          |                                   |
| <b>Excess/ (Shortfall)</b>          | <b>\$ 9,617</b>          | <b>\$ -</b>              | <b>\$ -</b>              |                                   |

**Series 2014-1 (North) Bond Information**

|                       |               |                                 |                        |
|-----------------------|---------------|---------------------------------|------------------------|
| Original Par Amount = | \$5,450,000   | Annual Principal Payments Due = | May 1st                |
| Interest Rate =       | 4.00% - 5.00% | Annual Interest Payments Due =  | May 1st & November 1st |
| Issue Date =          | November 2014 |                                 |                        |
| Maturity Date =       | May 2044      |                                 |                        |

Par Amount As Of 1-1-23 = \$4,895,000

**Series 2014-2 (North) Refunding Bond Information**

|                       |               |                                 |                        |
|-----------------------|---------------|---------------------------------|------------------------|
| Original Par Amount = | \$3,295,000   | Annual Principal Payments Due = | May 1st                |
| Interest Rate =       | 4.00% - 5.00% | Annual Interest Payments Due =  | May 1st & November 1st |
| Issue Date =          | November 2014 |                                 |                        |
| Maturity Date =       | May 2039      |                                 |                        |

Par Amount As Of 1-1-23 = \$2,670,000



**DETAILED FINAL DEBT SERVICE FUND (2016) - SOUTH PARCEL BUDGET**  
**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

|                                | FISCAL YEAR<br>2021/2022 | FISCAL YEAR<br>2022/2023 | FISCAL YEAR<br>2023/2024 |                                   |
|--------------------------------|--------------------------|--------------------------|--------------------------|-----------------------------------|
| REVENUES                       | ACTUAL                   | BUDGET                   | BUDGET                   | COMMENTS                          |
| Interest Income (2016)         | 6,778                    | 25                       | 250                      | Projected Interest For 2023/2024  |
| Prepaid Bond Collection (2016) | 0                        | 0                        | 0                        |                                   |
| NAV Tax Collection (2016)      | 1,437,530                | 1,475,698                | 1,475,698                | Maximum Debt Service Collection   |
| <b>Total Revenues</b>          | <b>\$ 1,444,308</b>      | <b>\$ 1,475,723</b>      | <b>\$ 1,475,948</b>      |                                   |
| <b>EXPENDITURES</b>            |                          |                          |                          |                                   |
| Principal Payments (2016)      | 455,000                  | 475,000                  | 500,000                  | Principal Payment Due In 2024     |
| Interest Payments (2016)       | 1,020,038                | 990,606                  | 969,888                  | Interest Payments Due In 2024     |
| Bond Redemption                | 0                        | 10,117                   | 6,060                    | Estimated Excess Debt Collections |
| <b>Total Expenditures</b>      | <b>\$ 1,475,038</b>      | <b>\$ 1,475,723</b>      | <b>\$ 1,475,948</b>      |                                   |
| <b>Excess/ (Shortfall)</b>     | <b>\$ (30,730)</b>       | <b>\$ -</b>              | <b>\$ -</b>              |                                   |

**Series 2016 Bond Information**

|                       |              |                                 |                        |
|-----------------------|--------------|---------------------------------|------------------------|
| Original Par Amount = | \$27,635,000 | Annual Principal Payments Due = | May 1                  |
| Interest Rate =       | 3.5% - 5.00% | Annual Interest Payments Due =  | May 1st & November 1st |
| Issue Date =          | March 2016   |                                 |                        |
| Maturity Date =       | May 2046     |                                 |                        |

Par Amount As Of 1-1-23 = \$20,675,000

Note: Extraordinary Prepayment Of \$4,210,000 Was Made On 2-1-18

**Grand Bay At Doral Community Development District  
Assessment Comparison - Doral Breeze (Series 2022)**

|                                      | Original<br>Projected Debt<br>Assessment<br>Before Discount* | Fiscal Year<br>2020/2021<br>Projected Assessment<br>Before Discount* | Fiscal Year<br>2021/2022<br>Projected Assessment<br>Before Discount* | Fiscal Year<br>2022/2023<br>Projected Assessment<br>Before Discount* | Fiscal Year<br>2023/2024<br>Projected Assessment<br>Before Discount* |
|--------------------------------------|--|--|--|--|--|
| Administrative For Condominiums      | \$ -   | \$ 40.22   | \$ 39.62   | \$ 55.43   | \$ 55.98   |
| Maintenance For Condominiums         | \$ -   | \$ 65.49   | \$ 66.08   | \$ 65.09   | \$ 72.96   |
| <u>Debt For Condominiums</u>         | <u>\$ 1,255.00</u>   | <u>\$ 1,255.00</u>   | <u>\$ 1,255.00</u>   | <u>\$ 1,105.00</u>   | <u>\$ 1,036.16</u>   |
| Total For Condominiums               | <b>\$ 1,255.00</b>   | <b>\$ 1,360.71</b>   | <b>\$ 1,360.70</b>   | <b>\$ 1,225.52</b>   | <b>\$ 1,165.10</b>   |
| Administrative For Townhomes         | \$ -   | \$ 40.22   | \$ 39.62   | \$ 55.43   | \$ 55.98   |
| Maintenance For Townhomes            | \$ -   | \$ 65.49   | \$ 66.08   | \$ 65.09   | \$ 72.96   |
| <u>Debt For Townhomes</u>            | <u>\$ 1,465.00</u>   | <u>\$ 1,465.00</u>   | <u>\$ 1,465.00</u>   | <u>\$ 1,290.00</u>   | <u>\$ 1,208.85</u>   |
| Total For Townhomes                  | <b>\$ 1,465.00</b>   | <b>\$ 1,570.71</b>   | <b>\$ 1,570.70</b>   | <b>\$ 1,410.52</b>   | <b>\$ 1,337.79</b>   |
| Administrative For Single Family 40' | \$ -   | \$ 40.22   | \$ 39.62   | \$ 55.43   | \$ 55.98   |
| Maintenance For Single Family 40'    | \$ -   | \$ 65.49   | \$ 66.08   | \$ 65.09   | \$ 72.96   |
| <u>Debt For Single Family 40'</u>    | <u>\$ 1,880.00</u>   | <u>\$ 1,880.00</u>   | <u>\$ 1,880.00</u>   | <u>\$ 1,655.00</u>   | <u>\$ 1,554.23</u>   |
| Total For Single Family 40'          | <b>\$ 1,880.00</b>   | <b>\$ 1,985.71</b>   | <b>\$ 1,985.70</b>   | <b>\$ 1,775.52</b>   | <b>\$ 1,683.17</b>   |
| Administrative For Single Family 50' | \$ -   | \$ 40.22   | \$ 39.62   | \$ 55.43   | \$ 55.98   |
| Maintenance For Single Family 50'    | \$ -   | \$ 65.49   | \$ 66.08   | \$ 65.09   | \$ 72.96   |
| <u>Debt For Single Family 50'</u>    | <u>\$ 2,090.00</u>   | <u>\$ 2,090.00</u>   | <u>\$ 2,090.00</u>   | <u>\$ 1,840.00</u>   | <u>\$ 1,726.93</u>   |
| Total For Single Family 50'          | <b>\$ 2,090.00</b>   | <b>\$ 2,195.71</b>   | <b>\$ 2,195.70</b>   | <b>\$ 1,960.52</b>   | <b>\$ 1,855.87</b>   |

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

|                          |            |                    |
|--------------------------|------------|--------------------|
| Condominiums             | 198        | 73.02 Acres        |
| Townhomes                | 83         | 21.88% Of District |
| Single Family 40'        | 138        |                    |
| <u>Single Family 50'</u> | <u>122</u> |                    |
| Total Doral Breeze Units | 541        |                    |

**Grand Bay At Doral Community Development District  
Assessment Comparison - Midtown (Series 2014)**

|  | Original<br>Projected<br>Assessment<br>Before Discount* | Fiscal Year<br>2020/2021<br>Assessment<br>Before Discount* | Fiscal Year<br>2021/2022<br>Assessment<br>Before Discount* | Fiscal Year<br>2022/2023<br>Assessment<br>Before Discount* | Fiscal Year<br>2023/2024<br>Projected Assessment<br>Before Discount* |
|--|---|--|--|--|--|
| <b>3 Bedroom Condo - Type 2</b>                  |   |  |  |  |  |
| Administrative Assessment                        | \$ 58.51  | \$ 15.24   | \$ 14.87   | \$ 15.01   | \$ 14.70   |
| Maintenance Assessment                           | \$ -  | \$ 122.56  | \$ 108.86  | \$ 108.28  | \$ 102.79  |
| Debt Assessment A-1                              | \$ 1,245.50   | \$ 1,212.77  | \$ 1,212.77  | \$ 1,212.77  | \$ 1,212.77  |
| Debt Assessment A-2                              | \$ 400.33   | \$ 384.04  | \$ 384.04  | \$ 384.04  | \$ 384.04  |
| <b>Total For 3 Bedroom Condo - Type 2</b>        | <b>\$ 1,704.34</b>                                      | <b>\$ 1,734.61</b>   | <b>\$ 1,720.54</b>   | <b>\$ 1,720.10</b>   | <b>\$ 1,714.30</b>   |
| <b>2 Bedroom Condo - Type 2</b>                  |   |  |  |  |  |
| Administrative Assessment                        | \$ 58.51  | \$ 15.24   | \$ 14.87   | \$ 15.01   | \$ 14.70   |
| Maintenance Assessment                           | \$ -  | \$ 122.56  | \$ 108.86  | \$ 108.28  | \$ 102.79  |
| Debt Assessment A-1                              | \$ 1,145.86   | \$ 1,114.89  | \$ 1,114.89  | \$ 1,114.89  | \$ 1,114.89  |
| Debt Assessment A-2                              | \$ 368.30   | \$ 353.19  | \$ 353.19  | \$ 353.19  | \$ 353.19  |
| <b>Total For 2 Bedroom Condo - Type 2</b>        | <b>\$ 1,572.67</b>                                      | <b>\$ 1,605.88</b>   | <b>\$ 1,591.81</b>   | <b>\$ 1,591.37</b>   | <b>\$ 1,585.57</b>   |
| <b>1 Bedroom Condo - Type 2</b>                  |   |  |  |  |  |
| Administrative Assessment                        | \$ 58.51  | \$ 15.24   | \$ 14.87   | \$ 15.01   | \$ 14.70   |
| Maintenance Assessment                           | \$ -  | \$ 122.56  | \$ 108.86  | \$ 108.28  | \$ 102.79  |
| Debt Assessment A-1                              | \$ 996.40   | \$ 970.21  | \$ 970.21  | \$ 970.21  | \$ 970.21  |
| Debt Assessment A-2                              | \$ 320.26   | \$ 307.45  | \$ 307.45  | \$ 307.45  | \$ 307.45  |
| <b>Total For 1 Bedroom Condo - Type 2</b>        | <b>\$ 1,375.17</b>                                      | <b>\$ 1,415.46</b>   | <b>\$ 1,401.39</b>   | <b>\$ 1,400.95</b>   | <b>\$ 1,395.15</b>   |
| <b>3 Bedroom Condo - Type 1</b>                  |   |  |  |  |  |
| Administrative Assessment                        | \$ 58.51  | \$ 15.24   | \$ 14.87   | \$ 15.01   | \$ 14.70   |
| Maintenance Assessment                           | \$ -  | \$ 122.56  | \$ 108.86  | \$ 108.28  | \$ 102.79  |
| Debt Assessment A-1                              | \$ 1,145.86   | \$ 1,114.89  | \$ 1,114.89  | \$ 1,114.89  | \$ 1,114.89  |
| Debt Assessment A-2                              | \$ 368.30   | \$ 353.19  | \$ 353.19  | \$ 353.19  | \$ 353.19  |
| <b>Total For 3 Bedroom Condo - Type 1</b>        | <b>\$ 1,572.67</b>                                      | <b>\$ 1,605.88</b>   | <b>\$ 1,591.81</b>   | <b>\$ 1,591.37</b>   | <b>\$ 1,585.57</b>   |
| <b>2 Bedroom Condo - Type 1</b>                  |   |  |  |  |  |
| Administrative Assessment                        | \$ 58.51  | \$ 15.24   | \$ 14.87   | \$ 15.01   | \$ 14.70   |
| Maintenance Assessment                           | \$ -  | \$ 122.56  | \$ 108.86  | \$ 108.28  | \$ 102.79  |
| Debt Assessment A-1                              | \$ 996.40   | \$ 970.21  | \$ 970.21  | \$ 970.21  | \$ 970.21  |
| Debt Assessment A-2                              | \$ 320.26   | \$ 307.45  | \$ 307.45  | \$ 307.45  | \$ 307.45  |
| <b>Total For 2 Bedroom Condo - Type 1</b>        | <b>\$ 1,375.17</b>                                      | <b>\$ 1,415.46</b>   | <b>\$ 1,401.39</b>   | <b>\$ 1,400.95</b>   | <b>\$ 1,395.15</b>   |
| <b>1 Bedroom Condo - Type 1</b>                  |   |  |  |  |  |
| Administrative Assessment                        | \$ 58.51  | \$ 15.24   | \$ 14.87   | \$ 15.01   | \$ 14.70   |
| Maintenance Assessment                           | \$ -  | \$ 122.56  | \$ 108.86  | \$ 108.28  | \$ 102.79  |
| Debt Assessment A-1                              | \$ 896.75   | \$ 872.34  | \$ 872.34  | \$ 872.34  | \$ 872.34  |
| Debt Assessment A-2                              | \$ 288.24   | \$ 276.60  | \$ 276.60  | \$ 276.60  | \$ 276.60  |
| <b>Total For 1 Bedroom Condo - Type 1</b>        | <b>\$ 1,243.50</b>                                      | <b>\$ 1,286.74</b>   | <b>\$ 1,272.67</b>   | <b>\$ 1,272.23</b>   | <b>\$ 1,266.43</b>   |
| <b>Non-Residential (Based On Square Footage)</b> |   |  |  |  |  |
| Administrative Assessment                        | \$ 0.06   | \$ 0.01  | \$ 0.01  | \$ 0.01  | \$ 0.01  |
| Maintenance Assessment                           | \$ -  | \$ 0.15  | \$ 0.15  | \$ 0.15  | \$ 0.15  |
| Debt Assessment A-1                              | \$ 1.07   | \$ 1.040   | \$ 1.040   | \$ 1.040   | \$ 1.040   |
| Debt Assessment A-2                              | \$ 0.34   | \$ 0.330   | \$ 0.330   | \$ 0.330   | \$ 0.330   |
| <b>Total For Non-Residential</b>                 | <b>\$ 1.47</b>  | <b>\$ 1.530</b>  | <b>\$ 1.530</b>  | <b>\$ 1.530</b>  | <b>\$ 1.530</b>  |

\* Assessments Include the Following :

4% Discount for Early Payments  
1% County Tax Collector Fee  
1% County Property Appraiser Fee

O&M Covenant = 55.00  
55.00/.94 = 58.51

**Community Information:**

| Total Midtown Units<br>(Refunding Bonds) | Phase One Units (A1)<br>(Phase One Project Bonds) | Grand Bay Midtown - Commercial Square Footage (With Percentages) |                |
|--|---|--|----------------|
| 3 Bedroom Condo - Type 2                 | 84  | Building 1   | 9,818 14.33%   |
| 2 Bedroom Condo - Type 2                 | 182   | Building 2   | 23,838 34.80%  |
| 1 Bedroom Condo - Type 2                 | 40  | Building 3   | 23,838 34.80%  |
| 3 Bedroom Condo - Type 1                 | 28  | Building 4   | 11,006 16.07%  |
| 2 Bedroom Condo - Type 1                 | 84  | Total  | 68,500 100.00% |
| 1 Bedroom Condo - Type 1                 | 119   |  |                |
| Total Residential Units                  | 537   |  |                |

Non-Residential 300,000 Square Feet 68,500 Square Feet

For Administrative & Maintenance Assessments Purposes- Non-Residential counts as approximately 300 units.

29.36 Acres  
8.8% Of District

**Phase 1 Grand Bay Midtown Residential**

| Type          | Building 1 | Building 2 | Building 3 | Building 4 | Total      |
|---------------|------------|------------|------------|------------|------------|
| 3 BR - Type 2 | 14         | 35         | 35         | 0          | 84         |
| 2 BR - Type 2 | 28         | 56         | 56         | 42         | 182        |
| 1 BR - Type 2 | 0          | 20         | 20         | 0          | 40         |
| 3 BR - Type 1 | 14         | 7          | 7          | 0          | 28         |
| 2 BR - Type 1 | 7          | 35         | 35         | 7          | 84         |
| 1 BR - Type 1 | 35         | 0          | 0          | 84         | 119        |
| <b>Total</b>  | <b>98</b>  | <b>153</b> | <b>153</b> | <b>133</b> | <b>537</b> |

**Grand Bay At Doral Community Development District  
Assessment Comparison - Grand Bay North Parcel (Series 2014)**

|                                      | Original<br>Projected Debt<br>Assessment<br>Before Discount* | Fiscal Year<br>2020/2021<br>Assessment<br>Before Discount* | Fiscal Year<br>2021/2022<br>Assessment<br>Before Discount* | Fiscal Year<br>2022/2023<br>Assessment<br>Before Discount* | Fiscal Year<br>2023/2024<br>Projected Assessment<br>Before Discount* |
|--------------------------------------|--|--|--|--|--|
| <b><u>Single Family 40' Unit</u></b> |  |  |  |  |  |
| Administrative Assessment            | \$ 114.89  | \$ 43.61   | \$ 43.87   | \$ 42.05   | \$ 45.39   |
| Maintenance Assessment               | \$ -   | \$ 69.75   | \$ 69.45   | \$ 70.98   | \$ 67.61   |
| Debt Assessment A-1                  | \$ 1,237.24  | \$ 1,237.24  | \$ 1,237.24  | \$ 1,237.24  | \$ 1,237.24  |
| <u>Debt Assessment A-2</u>           | \$ 872.34  | \$ 872.34  | \$ 872.34  | \$ 872.34  | \$ 872.34  |
| Total For Single Family 40' Unit     | \$ 2,224.47  | \$ 2,222.94  | \$ 2,222.90  | \$ 2,222.61  | \$ 2,222.58  |
| <b><u>Townhome Unit</u></b>          |  |  |  |  |  |
| Administrative Assessment            | \$ 114.89  | \$ 43.61   | \$ 43.87   | \$ 42.05   | \$ 45.39   |
| Maintenance Assessment               | \$ -   | \$ 69.75   | \$ 69.45   | \$ 70.98   | \$ 67.61   |
| Debt Assessment A-1                  | \$ 1,008.51  | \$ 1,008.51  | \$ 1,008.51  | \$ 1,008.51  | \$ 1,008.51  |
| <u>Debt Assessment A-2</u>           | \$ 710.64  | \$ 710.64  | \$ 710.64  | \$ 710.64  | \$ 710.64  |
| Total For Townhome Unit              | \$ 1,834.04  | \$ 1,832.51  | \$ 1,832.47  | \$ 1,832.18  | \$ 1,832.15  |
| <b><u>Condo Unit (3-Story)</u></b>   |  |  |  |  |  |
| Administrative Assessment            | \$ 114.89  | \$ 43.61   | \$ 43.87   | \$ 42.05   | \$ 45.39   |
| Maintenance Assessment               | \$ -   | \$ 69.75   | \$ 69.45   | \$ 70.98   | \$ 67.61   |
| Debt Assessment A-1                  | \$ 917.02  | \$ 917.02  | \$ 917.02  | \$ 917.02  | \$ 917.02  |
| <u>Debt Assessment A-2</u>           | \$ 646.81  | \$ 646.81  | \$ 646.81  | \$ 646.81  | \$ 646.81  |
| Total For Condo Unit (3-Story)       | \$ 1,678.72  | \$ 1,677.19  | \$ 1,677.15  | \$ 1,676.86  | \$ 1,676.83  |

\* Assessments Include the Following :

4% Discount for Early Payments  
1% County Tax Collector Fee  
1% County Property Appraiser Fee  
O&M Covenant = 108.00  
108.00/.94 = 114.89

Community Information:

|                             |     |                      |
|-----------------------------|-----|----------------------|
| <u>Total North Units</u>    | 64  | 72.04 Acres          |
| A-1: Project Bonds          | 172 | 21.33% Of District   |
| A-2: Refunding Bonds        | 111 | North Parcel Acreage |
| Single Family 40' Unit      | 172 | 72.04 Acres          |
| Townhome Unit               | 111 | 21.59% Of District   |
| <u>Condo Unit (3-Story)</u> | 347 |                      |
| Total Residential Units     |     |                      |

**Grand Bay At Doral Community Development District - Grand Bay South Parcel  
Assessment Comparison**

|   | Original<br>Projected Debt<br>Assessment<br>Before Discount* | Fiscal Year<br>2020/2021<br>Assessment<br>Before Discount* | Fiscal Year<br>2021/2022<br>Assessment<br>Before Discount* | Fiscal Year<br>2022/2023<br>Assessment<br>Before Discount* | Fiscal Year<br>2023/2024<br>Projected Assessment<br>Before Discount* |
|---|--|--|--|--|--|
| Administrative For Single Family 40' Units  | \$ -   | \$ 40.57   | \$ 40.17   | \$ 40.85   | \$ 40.70   |
| Maintenance For Single Family 40' Units     | \$ -   | \$ 72.13   | \$ 72.46   | \$ 68.60   | \$ 61.97   |
| <u>Debt For Single Family 40' Units</u>     | <u>\$ -</u>  | <u>\$ 2,133.00</u>   | <u>\$ 2,133.00</u>   | <u>\$ 2,133.00</u>   | <u>\$ 2,133.00</u>   |
| Total For Single Family 40' Units           | \$ 2,133.00  | \$ 2,245.70  | \$ 2,245.63  | \$ 2,242.45  | \$ 2,235.67  |
| Administrative For Townhome 22' Units       | \$ -   | \$ 40.57   | \$ 40.17   | \$ 40.85   | \$ 40.70   |
| Maintenance For Townhome 22' Units          | \$ -   | \$ 72.13   | \$ 72.46   | \$ 68.60   | \$ 61.97   |
| <u>Debt For Townhome 22' Units</u>          | <u>\$ -</u>  | <u>\$ 1,843.00</u>   | <u>\$ 1,843.00</u>   | <u>\$ 1,843.00</u>   | <u>\$ 1,843.00</u>   |
| Total For Townhome 22' Units                | \$ 1,843.00  | \$ 1,955.70  | \$ 1,955.63  | \$ 1,952.45  | \$ 1,945.67  |
| Administrative For 2 Story Condo/Flat Units | \$ -   | \$ 40.57   | \$ 40.17   | \$ 40.85   | \$ 40.70   |
| Maintenance For 2 Story Condo/Flat Units    | \$ -   | \$ 72.13   | \$ 72.46   | \$ 68.60   | \$ 61.97   |
| <u>Debt For 2 Story Condo/Flat Units</u>    | <u>\$ -</u>  | <u>\$ 1,738.00</u>   | <u>\$ 1,738.00</u>   | <u>\$ 1,738.00</u>   | <u>\$ 1,738.00</u>   |
| Total For 2 Story Condo/Flat Units          | \$ 1,738.00  | \$ 1,850.70  | \$ 1,850.63  | \$ 1,847.45  | \$ 1,840.67  |
| Administrative For 3 Story Condo/Flat Units | \$ -   | \$ 40.57   | \$ 40.17   | \$ 40.85   | \$ 40.70   |
| Maintenance For 3 Story Condo/Flat Units    | \$ -   | \$ 72.13   | \$ 72.46   | \$ 68.60   | \$ 61.97   |
| <u>Debt For 3 Story Condo/Flat Units</u>    | <u>\$ -</u>  | <u>\$ 1,580.00</u>   | <u>\$ 1,580.00</u>   | <u>\$ 1,580.00</u>   | <u>\$ 1,580.00</u>   |
| Total For 3 Story Condo/Flat Units          | \$ 1,580.00  | \$ 1,692.70  | \$ 1,692.63  | \$ 1,689.45  | \$ 1,682.67  |
| Administrative For Apartment Unit           | \$ -   | \$ 40.57   | \$ 40.17   | \$ 40.85   | \$ 40.70   |
| Maintenance For Apartment Unit              | \$ -   | \$ 72.13   | \$ 72.46   | \$ 68.60   | \$ 61.97   |
| <u>Debt For Apartment Unit</u>              | <u>\$ -</u>  | <u>\$ -</u>  | <u>\$ -</u>  | <u>\$ -</u>  | <u>\$ -</u>  |
| Total For Apartment Unit                    | \$ -   | \$ 112.70  | \$ 112.63  | \$ 109.45  | \$ 102.67  |

\* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

O&M Covenant = 108.00

108.00/.94 = 114.89

South Parcel Acreage

159.28 Acres

47.73% Of District

Community Information:

| Total South Units   | Bond Prepayments |   |
|---|------------------|---|
| Single Family 40' Unit (Pod VI)   | 77               | 0   |
| Townhome 22' Unit (Pod III)   | 228              | 0   |
| 2 Story Condo/Flat Unit (Pod IV)  | 387              | 0   |
| 3 Story Condo/Flat Unit (Pods II & V)   | 384              | 186   |
| <u>Apartment Unit (Pod 1)</u>   | <u>440</u>       | <u>0</u>  |
| Total Residential Units   | 1516             | 186   |
| <u>Assessable Units For Debt</u>  |                  |   |
| Total Units   | 1516             |   |
| Less Apartment Unit (Developer Contributed<br>Cost Of Improvements In Lieu Of Cap Assessment) | <u>440</u>       | <b>Note: 3 Story Flat Units That Are Assessed For Debt: 198</b> |
| Total Original Assessable Units For Debt  | 1076             |   |
| Less Prepayments - 186 Pod V 3 Story Condos   | <u>186</u>       |   |
| Total Current Assessable Units For Debt   | 890              |   |

Note: Some South Unit Landowners Were Direct Billed For 21/22 Assessments, Due To Parcels Not Being Platted by 21/22 Tax Roll Deadline. Any Direct Bills that were not paid, were added to 22/23 Assessment.

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**From:** Raquel Mason [<mailto:raquel.mason@solitudelake.com>]

**Sent:** Thursday, July 27, 2023 9:53 AM

**To:** Armando Silva <[asilva@sdsinc.org](mailto:asilva@sdsinc.org)>

**Cc:** Tori Shamy <[tshamy@sdsinc.org](mailto:tshamy@sdsinc.org)>; Pablo Jerez <[pjerez@sdsinc.org](mailto:pjerez@sdsinc.org)>; Ryan Quiroga <[rquiroga@sdsinc.org](mailto:rquiroga@sdsinc.org)>; Todd Barhydt <[todd.barhydt@solitudelake.com](mailto:todd.barhydt@solitudelake.com)>

**Subject:** Re: Payment update - Grand Bay at Doral CDD 01684880

Good morning Armando,

We upgraded our system in August 2022 & no longer have access to the information in our old system. Unfortunately, we can not provide the service reports you requested. We would like to come to an agreement to obtain payment for the outstanding balance of \$6,471.43. We are offering a discounted amount of \$3,235.72 to settle the balance. Please advise if you are in agreement to pay \$3,235.72 which is a 50% discount.

Thank you,

Raquel Mason  
Accounts Receivable



Direct: 904-619-5287 | P :888.480.5253



[solitudelakemanagement.com](http://solitudelakemanagement.com)

THIS INSTRUMENT WAS PREPARED BY:

Michael J. Pawelczyk, Esq.  
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
515 East Las Olas Boulevard, Suite 600  
Fort Lauderdale, FL 33301

Folio Nos. 35-3008-009-0220 and 35-3008-009-0230

### **LICENSE AGREEMENT**

**THIS IS A LICENSE AGREEMENT**, entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2023 (the “Agreement” or “License”), by and between:

**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Doral, Miami-Dade County, Florida, and whose mailing address is 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “District”),

and

**MIDTOWN DORAL MASTER ASSOCIATION, INC.**, a Florida non-profit corporation, whose principal address is 7751 NW 107th Avenue, Doral, Florida 33178, and whose mailing address is 10855 NW 33<sup>rd</sup> Street, Doral, Florida 33172, and its successors and assigns (the “Association”).

### **RECITALS:**

**WHEREAS**, District owns the following described properties within Doral, Miami-Dade County, Florida:

Tract E and Tract F, Plat of GRAND BAY COMMONS SOUTH, as recorded at Plat Book 171, Page 45 of the Public Records of Miami-Dade County, Florida, designated as Folio Nos. 35-3008-009-0220 and 35-3008-009-0230 (the “District Property” or the “License Area”); and

**WHEREAS**, the Association has requested permission from the District to install, maintain, and repair, as necessary, additional directional signage on each of the existing monument signs



located on the Property at the northeast and southeast corners of the intersection of NW 107<sup>th</sup> avenue and NW 78<sup>th</sup> Street, Doral, Florida, within the boundaries of the District, which signage shall be in built and maintained accordance with the approved design attached hereto and made a part hereof as **Exhibit A** (the “Signs”) and at the locations within the License Area as more particularly shown on **Exhibit B**, which License Area is limited to the lands within District Property necessary for the Association to install, maintain, and repair the Sign, as well as the existing monuments, lighting, electrical, fountains, and landscaping (including irrigation) (collectively, the “Other Improvements”) on the Property; and

**WHEREAS**, the District has determined that the Signs will provide a public benefit by providing direction to vehicular and pedestrian traffic, as well as residents, guests, and visitors to the District; and

**WHEREAS**, the District has determined that the proposed license in, over, and within the License Area will not presently impact District operations, and the District desires to authorize a license to the Association for the limited purposes of installing, maintaining and repairing the Signs, and for maintaining and repairing the Other Improvements on the Property, as more particularly described herein; and

**WHEREAS**, the Association has agreed to bear all costs, expenses, and responsibility of installing, maintaining, and repairing the Signs and for maintaining and repairing the Other Improvements, as necessary.

**NOW, THEREFORE**, in consideration of the mutual covenants and the conditions contained in this Agreement, and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, the parties agree as follows:

1. **Recitals.** The recitals and findings set forth above are hereby adopted by reference and incorporated herein as if fully set forth in this section.
2. **Grant of License by District.** District hereby grants to the Association the revocable right, license and privilege of using a portion of the District Property (the License Area), subject to the limitations, conditions, and purposes hereinafter set forth, and as more particularly shown on the attached **Exhibit A** and **Exhibit B**, incorporated herein. The license and use of the District Property may not be expanded, modified or altered within or beyond that which is depicted on **Exhibit B** or with respect to the description of the Signs more particularly described in **Exhibit A**, without the express written consent of the District, which consent shall be evidenced by a written amendment to this Agreement, executed by all Parties.
3. **Term.** The term of this Agreement shall commence on the Effective Date, and shall expire five (5) years from that date (the “Initial Term”), unless terminated earlier as hereafter set forth.



Upon the mutual agreement of the parties and unless otherwise terminated as provided herein, this License shall renew automatically, upon the expiration of the Initial Term and subsequent extension terms, for renewal terms of five (5) years each.

4. Use of License Area. The Association shall use and occupy the License Area only for the purposes of installing, maintaining, and repairing the Signs and for maintaining and repairing the Other Improvements. The Association acknowledges that it is solely responsible for the ongoing maintenance and repair of the Signs and the Other Improvements, and all costs and expenses associated therewith. The Association shall be responsible for insuring the safety of pedestrians and vehicular traffic in the vicinity of the Signs and the Other Improvements on the District Property that the Association is responsible for pursuant to the terms of this Agreement. The License Area shall not be used for any purpose by the Association other than that which is expressly permitted herein without the advance written amendment of this Agreement. At all times the District shall have ingress and egress rights as necessary to inspect or maintain the District Property and the License Area. The District agrees that the electrical service needed to light for the Signs, as noted in Exhibit A, may be connected to an electrical meter paid for by the District. Association acknowledges that it shall be responsible for any and all other costs and expenses associated with the Signs and the Other Improvements. The Association agrees that it is fully responsible for ensuring that the Signs and related improvements installed and maintained by the Association pursuant to this Agreement are installed in accordance with applicable codes, regulations, and standards of the City of Doral (the "City", Miami-Dade County "the "County") and the Florida Department of Transportation "FDOT"), including those signs, codes, and regulations governing sight triangles for the protection of pedestrians and vehicular traffic utilizing adjacent rights-of-way.

5. Limitations on Use. The Association agrees that it shall NOT (1) permit the License Area, without the advance written consent of the District, to be used or occupied by any person, firm, entity or corporation other than the Association and its agents and only for the purposes herein described; (2) permit the License Area to be used for any purpose other than that which is provided in this Agreement, (3) permit or commit any waste, injury or damage to the License Area or the District Property; (4) permit the License Area to be used or occupied in any manner which violates any laws, rules, policies or regulations of any federal, state, or local governmental entity, including, but not limited to, District, the City, the County, or FDOT; (5) permit, install, or construct any other structures other than the approved Signs or make any alterations, additions, or enhancements to the Signs or Other Improvements, excepting routine maintenance and repair, without the prior approval and consent of the District Board of Supervisors.

6. Property Right. The Association expressly acknowledges that it gains no property or contract right from the installation, maintenance, or repair of the Signs or Other Improvements or use of the License Area contemplated herein and further acknowledges that the license and permission granted herein is revocable by the District and as determined by District for convenience and without liability therefor.



7. Damage to Premises. The Association, its officers, employees, or agents shall not, by its or their use or occupancy, cause damage to the District Property or adjacent public rights-of-way and improvements and facilities therein, including, with respect to, any landscaping, irrigation, or right-of-way improvements and facilities. The Association agrees that all personal property placed upon the License Area by the Association shall remain the property of the Association, subject to other provisions contained herein, and shall be placed upon the License Area at the sole risk of the Association. The Association shall give the District or its designated agent prompt written notice, in the manner provided herein, of any occurrence, incident or accident occurring on the License Area.

8. Permits. The Association shall obtain any and all required permits from governmental units, including but not limited to the City, the County, and FDOT, having jurisdiction thereof, and is further responsible for any and all fees, costs, and expenses related to the design, permitting, approval, and construction, maintenance, operation or repairs associated with the Signs. Upon receipt of a completed permit application (with required and necessary attachments) for the Signs and review by District staff, the Chairman of the District Board of Supervisors is authorized to execute any permit applications consistent with the approval(s) granted by this Agreement. Upon completion of the Signs, the Association shall close out all permits therefor with each permitting agency and shall provide written evidence thereof to the District Manager. Association agrees that Association shall be fully responsible for any and all costs incurred by the District to close out any permits, including costs related to attorneys, engineers, contractors, and District staff to close out such permits.

9. Inspection of License Area. The District and its respective agents and authorized employees or representatives may enter upon the License Area at anytime to examine same to determine if the Association is properly maintaining the License Area, the Signs allowed by this Agreement, and the Other Improvements.

10. Indemnification of District. To the extent permitted by Florida law, Association agrees to indemnify and hold harmless District and all its officers, elected or otherwise, agents, and employees from any loss, damage, or injury to persons or property arising out of Association's negligence or Association's failure to comply with all the terms and conditions of this Agreement. If a claim is litigated and names District or any of its officers, agents, or employees, as a party defendant, the Association shall indemnify and hold the District, its officers, agents, and employees harmless as to all costs and expenses associated with the litigation related to that claim, including but not limited to, costs, attorneys' fees, paralegal expenses, attorneys' fees on appeal, monies paid in settlement or monies paid to satisfy any judgment obtained herein.

11. Insurance.

(a) The parties shall each individually maintain throughout the term of this Agreement,



at their own cost and expense, any and all applicable insurance coverage required by Florida law.

(b) THE CONTRACTOR(S) HIRED OR CONTRACTED BY THE ASSOCIATION TO INSTALL, MAINTAIN, OR REPAIR THE SIGNS SHALL BE REQUIRED BY THE DISTRICT TO SUBMIT TO DISTRICT UPON DISTRICT'S REQUEST COPIES OF ITS REQUIRED COVERAGES AND SPECIFICALLY PROVIDING THAT THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT (DEFINED TO MEAN THE DISTRICT, ITS OFFICERS, AGENTS, EMPLOYEES, VOLUNTEERS AND REPRESENTATIVES) IS AN ADDITIONAL INSURED OR ADDITIONAL NAMED INSURED WITH RESPECT TO THE REQUIRED COVERAGES AND THE OPERATIONS OF CONTRACTOR.

In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the contract and extension there under is in effect. Association and Contractor shall not continue to install, maintain, or repair, as the case may be, the Signs required by this Agreement unless all required insurance remains in full force and effect.

(c) Association shall require Contractor, and the Contractor will require all sub-contractors it employs to procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

i. Worker's Compensation Insurance for statutory obligations imposed by Worker's Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of one hundred thousand and xx/100 dollars (\$100,000.00) per accident. Contractor shall agree to be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.

ii. Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:  
\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

1. Premises and Operations;
2. Independent Contractors;
3. Product and Completed Operations Liability;

4. Broad Form Property Damage; and
5. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

(d) All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to Association and District by certified mail.

(e) The required insurance coverage shall be issued by an insurance company authorized a licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

(f) All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against Association with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

(g) Any contractor retained by the Association to perform work at the subject property shall ensure that any company issuing insurance to cover the requirements contained in this Agreement agrees that they shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

(h) The clauses, "Other Insurance Provisions" and "Insured Duties in the Event of an Occurrence, Claim or Suit" as it appears in any policy of insurance in which the District is named as an additional insured shall not be applicable to District.

(i) Violation of the terms of this Section and its sub-parts shall constitute a breach of the Agreement, and District, in its sole discretion, may cancel the Agreement, and all rights, title and interest of the Association in this Agreement shall thereupon cease and terminate.

## 12. Maintenance and Repair of License Area, the Sign, and the Other Improvements.

(a) It shall be the responsibility of the Association to keep and maintain the Signs and the Other Improvements clean, in good repair, sanitary and free from trash, debris, and graffiti, and safe. The upkeep and maintenance of the Signs licensed under this Agreement and the Other Improvements shall be borne solely by the Association, and the Association agrees to maintain the Signs and the Other Improvements in accordance with the terms and conditions of this Agreement and consistent with prudent and reasonable maintenance procedures and techniques. The Association specifically agrees to maintain the Signs and the Other Improvements in a manner that



will not pose a hazard.

(b) The Association agrees that it will replace any and all landscaping and other District improvements that are damaged as a result of the installation, maintenance and upkeep of the Signs and Other Improvements by the Association, its officers, agents, and employees, utilizing the same quality of materials and workmanship as approved by the District Manager of District or his/her designee.

(c) The Association acknowledges that it will bear any and all costs and expenses associated with removal of any items, fixtures, encroachment, or other improvements not permitted or authorized under this Agreement and which encroach on the License Area or interfere with District improvements or facilities within thirty (30) calendar days of receipt of notice to remove from District, depending on the location of the item, fixture, encroachment, or other improvement. In the event the Association fails to remove all or any part of such item, fixture, encroachment, or improvement within said time period, District is authorized to remove the item, fixture, encroachment, improvement, or any portion thereof and all costs and expenses associated with the removal, including all permit fees, legal costs and attorney's fees associated with the removal or the collection of the costs and fees as provided in this subsection, shall be the responsibility of the Association.

13. Termination/Revocation of License. Any party may terminate this Agreement after sixty (60) days notice to the other parties, said notice to be provided in accordance with this Agreement. The Association shall peaceably surrender and deliver the License Area to the District immediately upon the effective date of the termination of this Agreement or expiration of the Initial Term or any renewal term of this Agreement. In any event, upon termination or expiration of the Initial Term or a renewal term, the Association agrees to bear the full cost of removal of the Signs or a portion thereof and waives any and all claims the Association may have or may have had against District with regard to the cost of installing, maintaining, operating or removing such Signs. In the event the Association removes the Signs, the Association shall restore License Area at the Association's cost and expense. In the event the Association fails to remove all or any part of such Signs within sixty (60) days after written demand by the District to do so, the District is hereby authorized to remove the Signs or any portion thereof and all costs and expenses associated with the removal, including all permit fees, legal costs and attorney's fees associated with the removal or the collection of the costs and fees as provided in this section, shall be the responsibility of the Association.

14. Default.

(a) The failure of District to observe or perform any of the covenants, conditions or provisions of this Agreement shall constitute a material breach of this License by Association where such failure continues for a period of thirty (30) calendar days after written notice thereof from District to Association, provided however, that if the nature of Association's default is such that



more than thirty (30) calendar days are reasonably required for its cure, Association shall not be deemed to be in default if Association commences such cure within said thirty (30) calendar day period and thereafter diligently pursues such cure to completion.

(b) In the event of any default or breach by Association, District may at any time thereafter, without notice or demand and without limiting District in the exercise of any right or remedy which District may have by reason of such default or breach terminate Association's right to use and possession of the licensed property by any lawful means and retake possession thereof in which event all further liability under the License on the part of the District shall terminate.

15. Special Exception. It is agreed that this Agreement constitutes a revocable license and is granted to the Association for the Association's sole benefit and is a special exception to the policies of the District and that this revocable license and Agreement shall be construed most strictly in favor of the District and against the Association, and further shall be construed in accordance with the laws of the State of Florida.

16. Observance of Laws. The Association shall observe all rules, laws, and ordinances of the Brevard County, the State of Florida, and the United States, their respective agencies and departments, having jurisdiction. The Association is responsible for assuring that its agents observe all such laws, rules, and ordinances.

17. Assignment. The Association shall have no authority to assign any of its rights under this Agreement at any time during any term of this Agreement without a written amendment to this Agreement. Should the Association attempt to assign this Agreement or any portion of this Agreement, then the Agreement shall be terminated immediately without prior notice to the Association.

18. Amendment. No modification, amendment or alteration in the terms or conditions contained herein shall be effective unless contained in a written document executed by both parties with the same formality and of equal dignity herewith.

19. Waiver. Failure of the District to insist upon strict performance of any covenant or condition of this Agreement or to exercise any right contained in this Agreement shall not be construed as a waiver or relinquishment for the future of any such covenant, condition or right, but the same shall remain in full force and effect. None of the conditions, covenants or provisions of this Agreement shall be waived or modified except in writing by the parties to this Agreement.

20. Notice. All notices, requests, consents and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the person giving such notice) hand delivered by prepaid express overnight courier or messenger service, telecommunicated,



or mailed (airmail if international) by registered or certified (postage prepaid), return receipt requested, to the following addresses:

**AS TO THE DISTRICT:** Grand Bay at Doral Community Development District  
2501A Burns Road  
Palm Beach Gardens, Florida 33410  
Attention: District Manager

**With a copy to:** Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
Las Olas Square, Suite 600  
515 East Las Olas Boulevard  
Fort Lauderdale, Florida 33301  
Attention: Michael J. Pawelczyk, Esq.

**AS TO THE ASSOCIATION:** Midtown Doral Master Association, Inc.  
7751 NW 107th Street  
Doral, Florida 33172  
Attn: President

With a copy to: Midtown Doral Master Association, Inc.  
10855 NW 33<sup>rd</sup> Street  
Doral, Florida 33172  
Attn: President

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Developer may deliver Notice on behalf of the District and the Developer. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

21. Taxes, Assessments; Operating Costs and Utility Charges. The Association shall pay or cause to be paid all real estate taxes, assessments and other similar payments, usual or unusual, extraordinary as well as ordinary, which shall during the term of this Agreement or any renewal thereof, be imposed upon, become due and payable, or become a lien upon the License Area or any part thereof, but specifically limited to such taxes or assessments which accrue after the Effective Date hereof, by virtue of any present or any future law of the United States of America or of the State



of Florida or of any county, municipal or local government authority. The Association shall, upon request, exhibit receipt for such payments to the District annually. Further, the Association shall pay or cause to be paid all operating expenses and all costs attributable to the maintenance and operation of the Signs to be erected upon the License Area, as well as the Other Improvements, including, but not limited to, electric utility costs, except as expressly provided herein.

22. License, not Lease. It is acknowledged and stipulated by and between the parties hereto that this Agreement shall NOT be deemed a lease of the License Area by the Association but rather a license granted to the Association by District to use and occupy the License Area under the terms and conditions stated herein.

23. Recordation. This Agreement shall not be effective until it has been executed by all parties and recorded in the Public Records of Miami-Dade County, Florida.

24. Covenants running with the land. The provisions of this Agreement are covenants running with the lands described herein, and are binding upon the Association and its respective successors and assigns.

25. Venue. The Parties acknowledge that jurisdiction of any controversies or legal disputes arising out of this Agreement, and any action involving the enforcement or interpretation of any rights hereunder, shall be exclusively in the state courts of Miami-Dade County, Florida.

26. Entire Agreement. This Agreement represents the entire and integrated agreement between the District and the Association and supersedes all prior negotiations, representations or agreements, either written or oral.

27. Execution of Agreement. This Agreement shall be of no force and effect if not properly executed by all parties within ninety (90) days from the date first appearing above unless the parties by mutual agreement in writing shall, for good cause, extend the time for execution.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]



IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

WITNESSES:

**GRAND BAY AT DORAL  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_

Print Name: \_\_\_\_\_

\_\_\_\_\_

Print Name: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Chair/Vice-Chair

ATTEST:

\_\_\_\_\_

Print name: \_\_\_\_\_

Secretary/Assistant Secretary

STATE OF FLORIDA }  
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, as Chairperson of the Board of Supervisors for **GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT**, who is personally known and/or produced \_\_\_\_\_ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to her best knowledge.

[SEAL]

\_\_\_\_\_

Notary Public

Commission:

STATE OF FLORIDA }  
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, as Secretary of the **GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT**, who is personally known and/or produced \_\_\_\_\_ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to his best knowledge.

[SEAL]

\_\_\_\_\_

Notary Public

Commission:

**MIDTOWN DORAL MASTER ASSOCIATION, INC., a Florida not-for-profit corporation**

Witnesses:

\_\_\_\_\_

Print Name

\_\_\_\_\_

Print Name

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_ day of \_\_\_\_\_, 2023

STATE OF FLORIDA            }  
COUNTY OF MIAMI-DADE    }

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, as President of **MIDTOWN DORAL MASTER ASSOCIATION, INC.**, a Florida limited liability company. He/She is personally known to me or has produced \_\_\_\_\_ as identification and who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

\_\_\_\_\_  
Notary Public  
Commission:

**EXHIBIT A**

**SIGN**





2555 NW 102ND AVE. SUITE 216 DORAL, FL, 33172 OFFICE: (305) 362-3333 EXT. 208 MOBILE: (615) 319-8470 EMAIL: ANDREW@ACUSIGNS.COM

EXTERIOR - ADA - INTERIOR - ARCHITECTURAL FEATURES - KIOSKS - CAR WRAPS - WINDOW TINTS - SERVICE - PERMITTING - DESIGN

WWW.ACUSIGNS.COM



SIGN LAYOUT AND MEASUREMENTS

SIGN LAYOUT

MIDTOWN DORAL - OPTION 1  
ILLUMINATED MONUMENT SIGN  
WITH ROUTED OUT BACKED UP  
ACRYLIC PANELS

QUANTITY: 1

FABRICATION:

ILLUMINATED MONUMENT SIGN  
W/ ALUM. ROUTED OUT FACE W/  
BACKED UP ACRYLIC FOR TENANT PANELS

MOUNTING:

MOUNTED TO EXISTING CONCRETE  
PEDESTAL WITH COUNTER SUNK SCREW

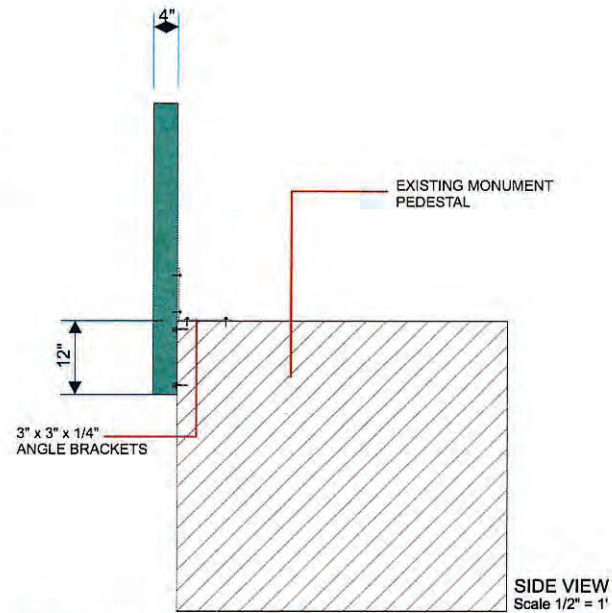
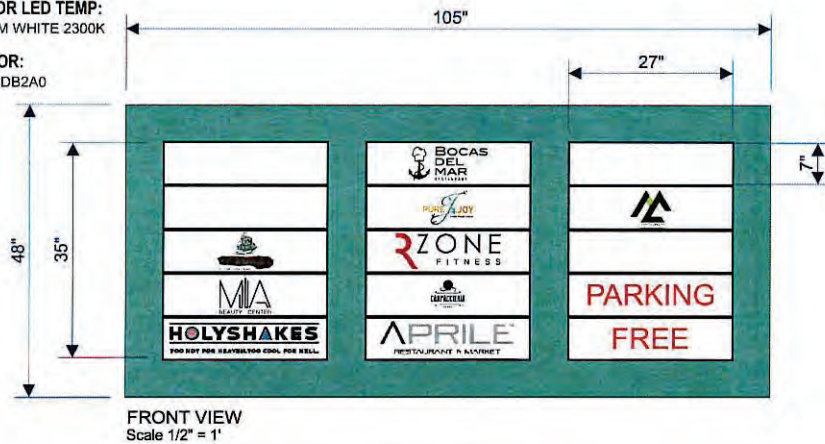
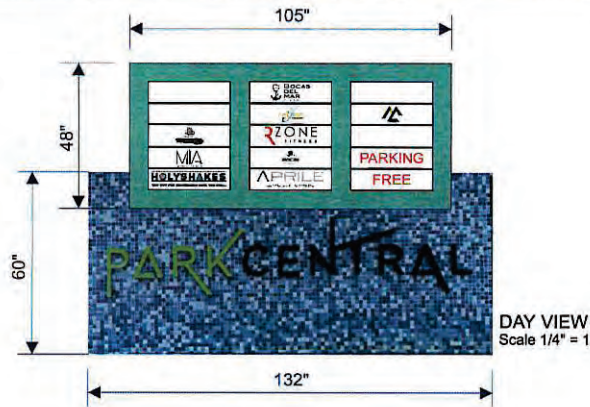
RETURN DEEP SIZE: 4"

ILLUMINATION: LEDS

COLOR LED TEMP:  
WARM WHITE 2300K

COLOR:

● #CDB2A0



ACU signs  
SINCE 1999

2555 NW 102ND AVE, SUITE 216  
DORAL, FL 33172  
(305) 362-3333 EXT. 208  
MOBILE: (615) 319-8470  
ANDREW@ACUSIGNS.COM  
WWW.ACUSIGNS.COM

PROJECT  
MIDTOWN DORAL MONUMENT

ADDRESS  
DORAL, FL

APPROVAL

SIGNATURE & DATE  
This is an original drawing property of ACU SIGNS, and may not be used or copied or reproduced without permission. It is not to be shown to anyone outside of your organization, nor should it be used or extracted in any fashion. Drawing shall be reference primarily upon an explicit expression of requirements or conditions agreed to accept a change issued by the transaction for reference of same. The information shall become a part of the drawing to which it is attached. The above legend here are a graphic representation. Actual sizes may vary. See each space for notes.

AFILIATIONS

MANAGER  
RALPH M

MIDTOWN DORAL MONUMENT

DATE  
21/04/2023

PAGE  
02



# SIGN LAYOUT

## MIDTOWN DORAL - OPTION 2 ILLUMINATED MONUMENT SIGN WITH ROUTED OUT BACKED UP ACRYLIC PANELS

QUANTITY: 2

**FABRICATION:**

ILLUMINATED MONUMENT SIGN  
W/ ALUM. ROUTED OUT FACE W/  
BACKED UP ACRYLIC FOR TENANT PANELS

**MOUNTING:**

MOUNTED TO EXISTING CONCRETE  
PEDESTAL WITH COUNTER SUNK SCREW

RETURN DEEP SIZE: 4"

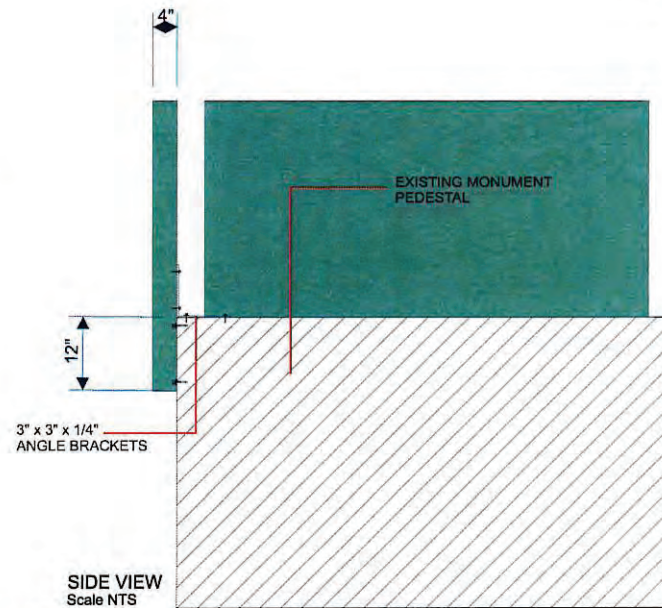
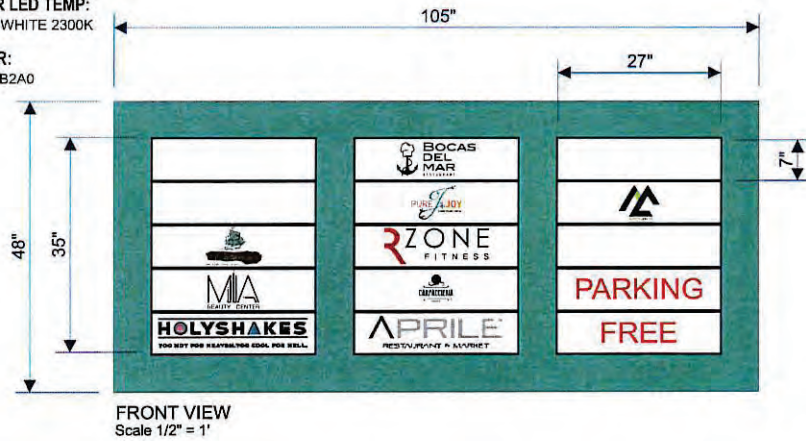
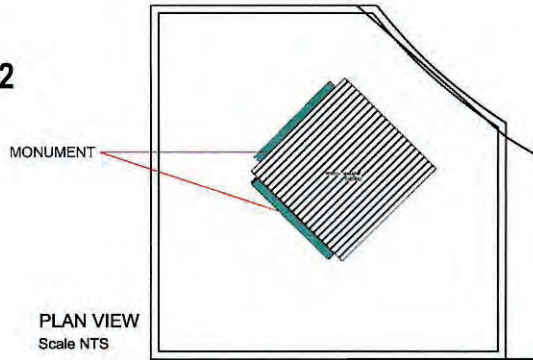
ILLUMINATION: LEDS

COLOR LED TEMP:

WARM WHITE 2300K

COLOR:

● #CDB2A0



2555 NW 102ND AVE. SUITE 216  
DORAL, FL. 33172  
(305) 362-3333 EXT. 208  
MOBILE: (616) 319-8470  
ANDREW@ACUSIGNS.COM  
WWW.ACUSIGNS.COM

**PROJECT**

MIDTOWN DORAL  
MONUMENT

**ADDRESS**

DORAL, FL

**APPROVAL**

**SIGNATURE & DATE**  
This is an original drawing property of ACU SIGNS, and may not be duplicated, whole or part without written permission. This and for be shown to anyone outside of your organization without being locked or sealed in any fashion. Drawing shall be returned promptly upon or before completion of negotiations of installation permit to arrange a change listed by the manufacturer for retention of some. This statement shall become a part of the drawing to which it is attached. Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

**AFFILIATIONS**



MANAGER RALPH M

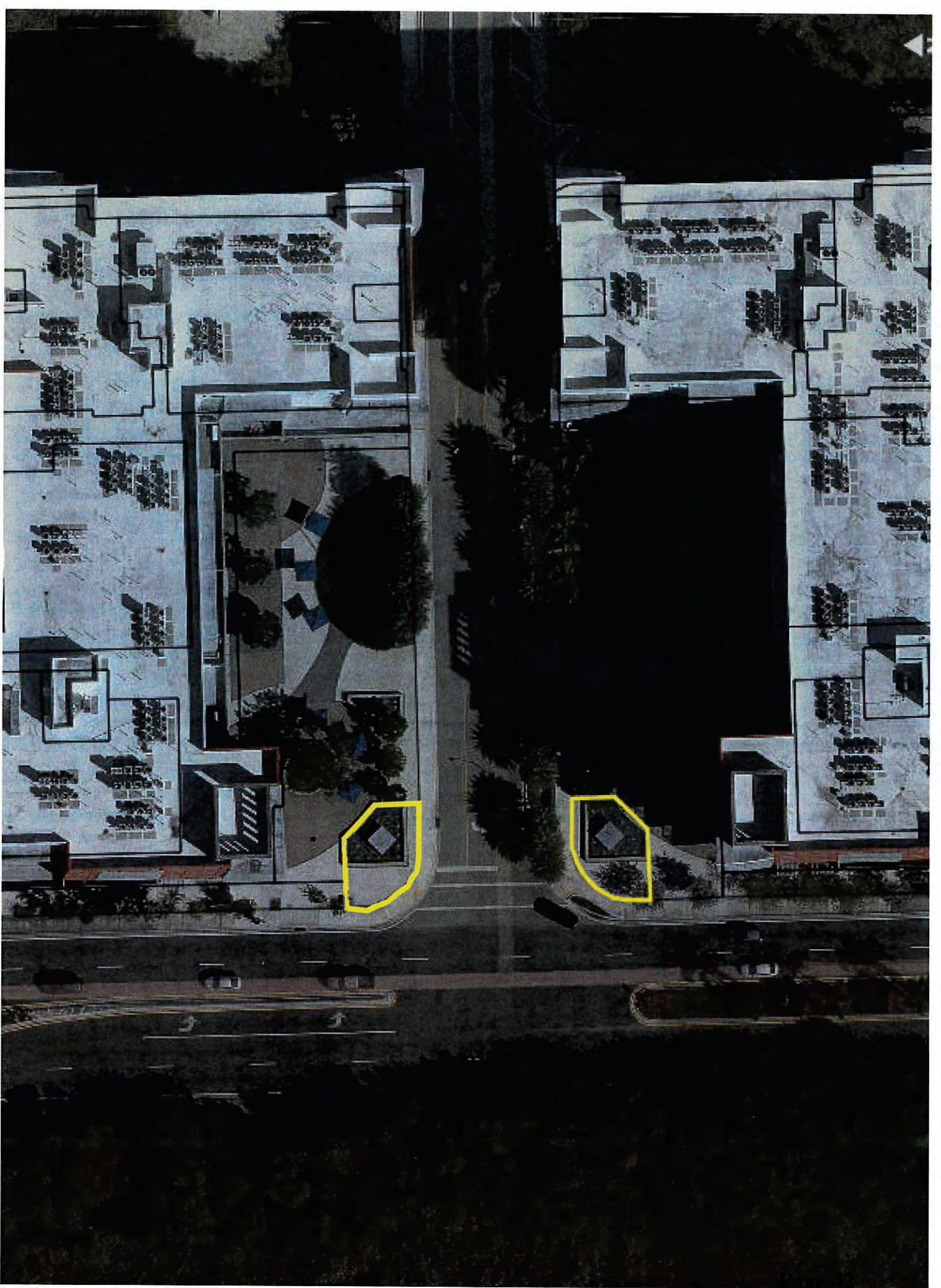
MIDTOWN DORAL MONUMENT

DATE 21/04/2023

PAGE 03

**EXHIBIT B**  
**LICENSE AREA**







**FIRST AMENDMENT TO  
ENGINEERING AGREEMENT**

**THIS FIRST AMENDMENT TO ENGINEERING AGREEMENT** (“First Amendment”) is entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2023, by and between:

**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT**, local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the “District”);

and

**ALVAREZ ENGINEERS, INC.**, a Florida corporation, having as its principal address at 8935 NW 35<sup>th</sup> Lane, Suite 101, Doral, Florida 33172 (the “Engineer”).

**WHEREAS**, District entered into an Engineering Agreement, dated July 11, 2007, including an amendment to Schedule “A” in 2015 (collectively, the “Agreement”), with Engineer to provide District Engineer services to the Grand Bay at Doral Community Development District; and

**WHEREAS**, District and Engineer have agreed to amend the Agreement to provide for an updated billing rate schedule and staff classifications, as well as other necessary revisions; and

**WHEREAS**, at its meeting of May 17, 2023, the Board of Supervisors of the District authorized its proper officials to enter into this First Amendment to Engineering Agreement between the District and Engineer.

**NOW, THEREFORE**, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and adequacy of which are acknowledged, the parties agree as follows:

**Section 1.** The parties agree that the foregoing recitals are true and correct and are hereby incorporated into this First Amendment.

**Section 2.** The Agreement is hereby amended to replace Schedule “A” with the revised Alvarez Engineers, Inc.: Hourly Personnel Rates for Year 2023, attached hereto and incorporated by reference as Exhibit “A-1”. The revised hourly rates shall be effective beginning no earlier than June 1, 2023.

**Section 3.** Article 14 of the Agreement, entitled “PUBLIC RECORDS” is hereby replaced with the following:



## ARTICLE 14 PUBLIC RECORDS

A. Engineer shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Engineer does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Engineer or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Engineer transfers all public records to the District upon completion of the Agreement, the Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Engineer keeps and maintains public records upon completion of the Agreement, the Engineer shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Engineer acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Engineer, the Engineer shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Engineer acknowledges that should Engineer fail to provide the public records to the District within a



reasonable time, Engineer may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**C. IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE ENGINEER MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE OWNER AT:**

**SPECIAL DISTRICT SERVICES, INC.  
2501A BURNS ROAD  
PALM BEACH GARDENS, FLORIDA 33410  
TELEPHONE: 561-630-4922  
EMAIL: ASILVA@SDSINC.ORG**

**Section 4.** Article 15 of the Agreement, entitled "VERIFICATION OF EMPLOYMENT STATUS" is hereby replaced with the following:

**ARTICLE 15 E-VERIFY**

The Engineer, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Engineer further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Engineer agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Engineer shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Engineer is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Engineer shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Engineer shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Engineer is in violation of Section



448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District promptly notify the Engineer and order the Engineer to immediately terminate its subcontract with the subcontractor. The Engineer shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Engineer's failure to comply with the E-Verify requirements referenced in this subsection.

**Section 5.** The Article 21 of the Agreement, entitled "NOTICES" is hereby replaced with the following:

**ARTICLE 21 NOTICES**

Any notice provided by this Agreement to be served in writing upon either of the parties shall be deemed sufficient if sent via overnight delivery by a nationally recognized service (i.e. Federal Express, United Parcel Service) or if mailed by registered or certified mail, return receipt requested, to the address of the party set forth below or to such other addresses as the parties hereto may designate in writing,. Such notice shall be effective from the date the same is deposited in the mails, registered or certified mail, return receipt requested, first class postage prepaid and addressed as follows:

- If to Engineer:            Juan Alvarez, P.E.  
                                 Alvarez Engineers, Inc.  
                                 8935 NW 35<sup>th</sup> Lane, Suite 101  
                                 Doral, Florida 33172
  
- If to District:            Grand Bay at Doral Community Development District  
                                 Attn: District Manager  
                                 2501A Burns Road  
                                 Palm Beach Gardens, Florida 33410
  
- with copy to:            Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
                                 Attention: Michael J. Pawelczyk, Esq.  
                                 Las Olas Square, Suite 600  
                                 515 East Las Olas Boulevard  
                                 Fort Lauderdale, Florida 33301

**Section 6.** Except as otherwise set forth in this First Amendment, all other terms of the Agreement are hereby ratified, reaffirmed and shall remain in full force and effect as provided by their terms.

IN WITNESS WHEREOF, the parties hereto execute this First Amendment and further agree that it shall take effect as of the date first above written.

**ALVAREZ ENGINEERS, INC.**, as Engineer      WITNESSES:

By: \_\_\_\_\_  
    Juan R. Alvarez, President

Date: \_\_\_\_\_

\_\_\_\_\_

Print Name

\_\_\_\_\_

Print Name

**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT**, as District

ATTEST:

By: \_\_\_\_\_  
Print name: \_\_\_\_\_  
    Chairperson, Board of Supervisors

\_\_\_\_\_  
Armando Silva, Secretary

Date: \_\_\_\_\_

Exhibit A-1



8935 NW 35 Lane, Suite 101 Doral, FL 33172  
Tel (305) 640-1345  
Email [Alvarez@AlvarezEng.com](mailto:Alvarez@AlvarezEng.com)  
Website [www.alvarezeng.com](http://www.alvarezeng.com)

February 16, 2023

Board of Supervisors  
Grand Bay at Doral Community Development District  
Attn: District Manager Armando Silva  
Special District Services, Inc.  
2501 Burns Road  
Palm Beach Gardens, FL 33410

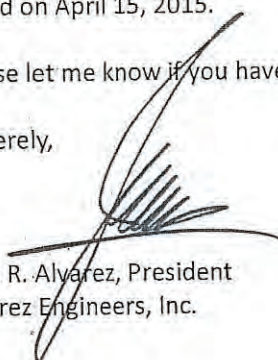
Reference: **Grand Bay at Doral Community Development District  
Alvarez Engineers Personnel Billing Rates**  
Via: **Email Only: [asilva@sdsinc.org](mailto:asilva@sdsinc.org)**

Dear Board of Supervisors,

In accordance with the terms of the Engineering Agreement, dated July 11, 2007, between Alvarez Engineers, Inc. and the CDD, I would like to respectfully request the Board of Supervisors to consider updating our hourly personnel billing rates and staff classifications to our proposed 2023 rates as shown in the attached table. Our rates were last revised and updated via motion by the Board on April 15, 2015.

Please let me know if you have any questions or if you would like to discuss this further.

Sincerely,



Juan R. Alvarez, President  
Alvarez Engineers, Inc.



| Grand Bay at Doral CDD  |           |                               |           |
|-------------------------|-----------|-------------------------------|-----------|
| Current 2015 Rates      |           | Proposed 2023 Rates           |           |
| Principal               | \$ 200.00 | Principal                     | \$ 220.00 |
| Chief Engineer          |           |                               |           |
| Senior Engineer         | \$ 170.00 | Senior Engineer               | \$ 185.00 |
| Senior Project Engineer |           |                               |           |
| Project Manager         | \$ 150.00 | Engineer 2                    | \$ 160.00 |
| Project Engineer        | \$ 130.00 | Engineer 1                    | \$ 140.00 |
|                         |           | Electrical Engineer           | \$ 135.00 |
| Engineer                | \$ 125.00 | Engineer Intern               | \$ 130.00 |
| CADD                    | \$ 95.00  | Senior Designer               | \$ 110.00 |
|                         |           | CADD/Computer Technician      | \$ 100.00 |
|                         |           | Senior Engineering Technician | \$ 95.00  |
| Engineering Technician  | \$ 85.00  | Engineering Technician        | \$ 90.00  |
| Senior Administrative   | \$ 80.00  | Senior Administrative         | \$ 95.00  |
| Administrative          | \$ 50.00  | Administrative                | \$ 60.00  |

**Staff Classification**

Principal  
 Senior Engineer  
 Engineer 2  
 Engineer 1  
 Electrical Engineer  
 Engineer Intern  
 Senior Designer  
 CADD/Computer Technician  
 Senior Engineering Technician  
 Engineering Technician  
 Senior Administrative  
 Administrative

**Definition**

Professional Engineer with 20+ years of post registration experience  
 Professional Engineer with 10+ years of post registration experience  
 Professional Engineer with 5+ years of post registration experience  
 Professional Engineer with 0+ years of post registration experience  
 Electrical Engineer with 2+ years of post-graduate experience  
 Entry level with engineering degree; Engineering Intern License  
 15+ years of design experience, non-registered  
 Design and Drafting with 1+ year of experience  
 5+ years of experience  
 Entry level, with 0-4 years of experience  
 Degreed executive assistant with 8+ years of experience  
 Secretary / Clerical

**RESOLUTION NO. 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2023/2024 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the Grand Bay at Doral Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2023/2024; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2023/2024 which is attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2023/2024 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 16<sup>th</sup> day of August, 2023.

**ATTEST:**

**GRAND BAY AT DORAL  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson



**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors (the “Board”) of the **Grand Bay at Doral Community Development District** (the “District”) will hold Regular Meetings at Grand Central Clubhouse located at 10551 NW 88<sup>th</sup> Street, Doral, FL 33178 at **11:30 a.m.** on the following dates:

**October 18, 2023  
November 15, 2023  
March 20, 2024  
April 17, 2024  
June 19, 2024  
July 17, 2024  
September 18, 2024**

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Copies of the Agenda for any of the meetings may be obtained from the District’s website or by contacting the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

**GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT**

[www.grandbayatdoralcdd.org](http://www.grandbayatdoralcdd.org)

**PUBLISH: MIAMI DAILY BUSINESS REVIEW XX/XX/2023**

**RESOLUTION 2023-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Grand Bay at Doral Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer (“Records Management Liaison Officer”); and

**WHEREAS**, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

**WHEREAS**, the District desires to authorize the District’s records custodian to appoint a Records Management Liaison Officer, which may or may not be the District’s records custodian; and

**WHEREAS**, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution a records retention policy (the “Records Retention Policy”) for immediate use and application.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GRAND BAY AT DORAL COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**SECTION 1.** The District hereby authorizes the District’s records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District’s records custodian, shall each have the individual power to remove the Records Management

Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District's records custodian shall appoint a replacement Records Management Liaison Officer.

**SECTION 2.** The duties of the Records Management Liaison Officer shall include the following:

- A.** Serve as the District's contact with the Florida Department of State, State Library and Archives of Florida;
- B.** Coordinate the District's records inventory;
- C.** Maintain records retention and disposition forms;
- D.** Coordinate District records management training;
- E.** Develop records management procedures consistent with the Records Retention Policy, as amended as provided herein;
- F.** Participate in the development of the District's development of electronic record keeping systems;
- G.** Submit annual compliance statements;
- H.** Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I.** Such other duties as may be assigned by the Board or the District's records custodian in the future.

**SECTION 3.** The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District will retain certain records longer than required by the General Records Schedules established by the Division as set forth in Exhibit A. To the extent the above statute, rules or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic amendment shall not reduce the retention times set forth in Exhibit A. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

**SECTION 4.** In accordance with section 668.50, Florida Statutes, and section 119.01, Florida Statutes, the Board finds that the electronic record shall be considered the official record and any paper originals are hereby duplicates which may be disposed of unless required to be preserved by any applicable statute, rule or ordinance.

**SECTION 5.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 6.** This Resolution shall become effective upon its passage; shall replace, supplant, and supersede any prior policy or resolution of the District regarding records retention; and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** at a meeting of the District Board of Supervisors, this 16<sup>th</sup> day of August 2023.

ATTEST:

**GRAND BAY AT DORAL  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_

\_\_\_\_\_

Print name: \_\_\_\_\_  
Secretary / Assistant Secretary

Print name: \_\_\_\_\_  
Chairperson, Board of Supervisors

Exhibit A: Amendments to General Records Schedules Established by the Division

## Exhibit A

### **Amendments to General Records Schedules established by the Division**

#### **ADVERTISEMENTS: LEGAL (Item #25)**

The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to proceedings under uniform method of collection of debt assessments permanently. The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to the levy of assessments securing bonds for five (5) fiscal years provided applicable audits have been released, or until three (3) calendar years after related bonds are redeemed, whichever is later.

#### **AUDITS: INDEPENDENT (Item #56)**

The District shall retain the record copy of independent audits for ten (10) fiscal years or until three (3) calendar years after all related bonds are redeemed, whichever is later.

#### **DISBURSEMENT RECORDS: DETAIL (Item #340)**

The District shall retain the record copy of disbursement records relating to the use of bonds for five (5) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

#### **DISBURSEMENT RECORDS: SUMMARY (Item #341)**

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

#### **FINANCIAL REPORTS: LOCAL GOVERNMENT ANNUAL REPORTS (Item #107)**

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

#### **INCIDENT REPORT FILES (Item #241)**

The District shall retain incident reports for five (5) anniversary years from the date of the incident.

#### **MINUTES: OFFICIAL MEETINGS (PRELIMINARY/AUDIO RECORDINGS/VIDEO RECORDINGS (Item #4)**

The District shall retain audio recordings of board of supervisor meetings for five (5) calendar years after adoption of the official minutes.

#### **PROJECT FILES: CAPITAL IMPROVEMENT (Item #136)**

The District shall retain the record copy of project files for projects funded with bonds for ten (10) fiscal years after completion of the project provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

#### **REAL PROPERTY RECORDS: CONDEMNATION/DEMOLITION (Item #364)**

The District shall retain the record copy of project files for condemnation/demolition projects funded with bonds for five (5) anniversary years after final action or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

#### **REAL PROPERTY RECORDS: PROPERTY ACQUIRED (Item #172)**

The District shall retain the record copy of documents related to property acquisitions funded with bonds for three (3) fiscal years after final disposition of the property provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

## MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
District Counsel

DATE: June 6, 2023

RE: Required Ethics Training

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On May 24, 2023, the Governor signed CS/HB 199 into law as Chapter 2023-121, Laws of Florida. Section 112.3142, Florida Statutes, requires that specified constitutional officers, elected municipal officers, and commissioners complete four (4) hours of ethics training annually. This requirement is noted on page 1 of the Form 1, Statement of Financial Interests. This legislation provides that beginning January 1, 2024, elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts are now required to complete four (4) hours of ethics training annually. The training must address, at a minimum, s. 8, Art. II of the Florida Constitution (ethics for public officers and financial disclosure), the Code of Ethics for Public Officers and Employees, and the Florida Public Records Law and Open Meetings laws. The legislation specifically provides that this training requirement may be satisfied by completing a continuing legal education class or other continuing professional education class or seminar if the required subject matter is covered therein.

For current supervisors and officers, it is recommended that this training requirement be completed by July 1, 2024, so that the supervisor or officer can verify compliance with the required training on his or her Form 1, Statement of Financial Interests (2023). Elected local officers of independent special districts that assume office on or before March 31st must complete annual ethics training by December 31st of the year the term begins; however, if the term starts after March 31st, the officer is not required to complete the required ethics training until December 31st of the following year. The Legislature intends for those elected officers to receive the required training as close as possible to the date that he or she assumes office. The chart below can be used as a reference:

| Date elected or appointed   | Annual Training Completed By                                   |
|-----------------------------|--|
| Current Officer/Supervisor  | December 31, 2024<br>(recommend completion by<br>July 1, 2024) |
| January 1 – March 31, 2024  | December 31, 2024  |
| April 1 – December 31, 2024 | December 31, 2025  |

The legislation also amends Section 112.313(a), Florida Statutes, clarifying the conflicts exception for public officers or employees of water control districts (Chapter 298, Florida Statutes)

or a special tax districts created by general (i.e. community development districts) or special law and which is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the district has jurisdiction. Employment with or entering into a contractual relationship with a business entity is not prohibited and is not deemed a conflict per se; however, conduct by such officer or employee that is prohibited by or otherwise frustrates the intent of Section 112.313(7), Florida Statutes, including conduct that violates subsections (6) (misuse of public position) and (8) (disclosure of information not otherwise available to the public for personal benefit) thereof is deemed an impermissible conflict of interest.

For convenience, we have included a copy of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. You can expect our traditional legislative memorandum in the coming weeks, where we will summarize other legislation from the 2023 Legislative Session relevant to special districts.

## CHAPTER 2023-121

### Committee Substitute for House Bill No. 199

An act relating to ethics requirements for officers and employees of special tax districts; amending s. 112.313, F.S.; specifying that certain conduct by certain public officers and employees is deemed a conflict of interest; making technical changes; amending s. 112.3142, F.S.; requiring certain ethics training for elected local officers of independent special districts beginning on a specified date; specifying requirements for such training; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (7) of section 112.313, Florida Statutes, is amended to read:

112.313 Standards of conduct for public officers, employees of agencies, and local government attorneys.—

(7) CONFLICTING EMPLOYMENT OR CONTRACTUAL RELATIONSHIP.—

(a) No public officer or employee of an agency shall have or hold any employment or contractual relationship with any business entity or any agency which is subject to the regulation of, or is doing business with, an agency of which he or she is an officer or employee, excluding those organizations and their officers who, when acting in their official capacity, enter into or negotiate a collective bargaining contract with the state or any municipality, county, or other political subdivision of the state; nor shall an officer or employee of an agency have or hold any employment or contractual relationship that will create a continuing or frequently recurring conflict between his or her private interests and the performance of his or her public duties or that would impede the full and faithful discharge of his or her public duties.

1. When the agency referred to is that certain kind of special tax district created by general or special law and is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the agency has jurisdiction, or when the agency has been organized pursuant to chapter 298, then employment with, or entering into a contractual relationship with, such business entity by a public officer or employee of such agency ~~is shall~~ not be prohibited by this subsection or be deemed a conflict per se. However, conduct by such officer or employee that is prohibited by, or otherwise frustrates the intent of, this section, including conduct that violates subsections (6) and (8), is shall be deemed a conflict of interest in violation of the standards of conduct set forth by this section.



2. When the agency referred to is a legislative body and the regulatory power over the business entity resides in another agency, or when the regulatory power which the legislative body exercises over the business entity or agency is strictly through the enactment of laws or ordinances, then employment or a contractual relationship with such business entity by a public officer or employee of a legislative body shall not be prohibited by this subsection or be deemed a conflict.

(b) This subsection shall not prohibit a public officer or employee from practicing in a particular profession or occupation when such practice by persons holding such public office or employment is required or permitted by law or ordinance.

Section 2. Paragraphs (d) and (e) of subsection (2) of section 112.3142, Florida Statutes, are redesignated as paragraphs (e) and (f), respectively, present paragraph (e) of that subsection is amended, and a new paragraph (d) is added to that subsection, to read:

112.3142 Ethics training for specified constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies, and elected local officers of independent special districts.—

(2)

(d) Beginning January 1, 2024, each elected local officer of an independent special district, as defined in s. 189.012, and each person who is appointed to fill a vacancy for an unexpired term of such elective office must complete 4 hours of ethics training each calendar year which addresses, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of this state. This requirement may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required subject matter is covered by such class, seminar, or presentation.

~~(f)~~(e) The Legislature intends that a constitutional officer, ~~or~~ elected municipal officer, or elected local officer of an independent special district who is required to complete ethics training pursuant to this section receive the required training as close as possible to the date that he or she assumes office. A constitutional officer, ~~or~~ elected municipal officer, or elected local officer of an independent special district assuming a new office or new term of office on or before March 31 must complete the annual training on or before December 31 of the year in which the term of office began. A constitutional officer, ~~or~~ elected municipal officer, or elected local officer of an independent special district assuming a new office or new term of office after March 31 is not required to complete ethics training for the calendar year in which the term of office began.

Section 3. This act shall take effect July 1, 2023.

Approved by the Governor May 24, 2023.

Filed in Office Secretary of State May 24, 2023.